

Army Lodging Wellness Recommendation



Fort Riley - Final Submittal

July 23, 2003

3D/I

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Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Riley Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance with Army Lodging functional standards. Facilities assessed to be in fair to good condition and meeting the majority of functional requirements are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different from current standards will typically exceed 50% of the replacement cost and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons and assessment documentation.
- The age, condition and existing configuration of most of the existing Lodging **buildings** support a finding of replacement through new construction.
- Force protection construction criteria have a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis and proposed construction, incorporates requirements from the UFC 4-010-01. Consistent with this guidance, force protection mitigation is not considered unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “Most Economically Efficient” criterion. Using this criterion, we expect an occupancy rate of 85% which meets 67% of the projected official demand.

Room Count and Mix Recommendation

- 109 rooms
- Proposed room mix:
 - 38 standard guest rooms
 - 13 extended-stay guest rooms offering a kitchenette
 - 58 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

The demand analysis has determined a need of 109 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Riley Wellness Plan will be 114 rooms.

Lodging Summary

The following Lodging for Fort Riley is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						109	38	13	58
Existing Lodging Facilities									
28	1				1	0			
45	11			11		0			
170	8			8		0			
470	5			5		0			
471	4			4		0			
510	7				7	0			
541	37	31		6		0			
542	30	30				0			
620	12			12		0			
621	12			12		0			
5309	30		3	27		0			
Totals	157	61	3	85	8	0	0	0	0
New Proposed Lodging Facility									
						114	41	15	58
Total Lodging Rooms									
						114	41	15	58

Summary of Room Count and Mix based on Configuration

➤ 114 rooms

- 41 standard guest rooms;
- 15 extended-stay guest rooms offering a kitchenette;
- 58 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness

Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
Existing Lodging Facilities									
28	1	\$ 240,165	****	\$ 432,745	55.50%	0			
45	11	\$ 934,465	****	\$ 1,331,055	70.20%	0			
170	8	\$ 812,610	****	\$ 1,510,650	53.79%	0			
470	5	***	\$ 543,715	\$ 875,890	62.08%	0			
471	4	***	\$ 489,640	\$ 805,715	60.77%	0			
510	12	***	\$ 1,546,080	\$ 2,110,410	73.26%	0			
541	30	***	\$ 2,763,690	\$ 3,783,325	73.05%	0			
542	157	***	\$ 2,218,715	\$ 2,812,300	78.89%	0			
620	0	***	\$ 1,447,750	\$ 2,212,845	65.42%	0			
621	0	***	\$ 1,518,220	\$ 2,246,425	67.58%	0			
5309	30	***	\$ 3,952,735	\$ 5,697,600	69.38%	0			
Totals	258					0	\$ -	\$ -	\$ -
New Proposed Lodging Facility									
						114	\$ 14,682,420		\$ 14,682,420
Total									
						114	\$ 14,682,420	\$ -	\$ 14,682,420

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

**** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Fort Riley	\$ 57.16
Off-Post Cost per Room	\$ 60.88
Difference between On-Post and Off-Post Lodging per room	\$ 3.72
% Savings of On-Post to Off-Post Lodging	6.1%

The Cost Per Room at Fort Riley is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off-Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference, and the savings 6.1%, it is our recommendation that the Army construct a new Lodging facility at Fort Riley in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Riley is to construct a new main Lodging facility on-post to accommodate the demand of 109 rooms and all the public and back-of-the house spaces. The new facility will include 114 rooms to meet the 109 room requirement. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers because of building configuration. All existing Lodging facilities do not meet condition and/or functional requirements based on cost and shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- Construct a new Lodging facility to include 114 rooms. This building will be planned to include public and back-of-the-house Lodging functions for the total on-post Lodging inventory.
- Remove all other existing on-post Lodging buildings from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

New Lodging Facility	\$14,747,560
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Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 28, 45, 170, 470, 471, 510, 541, 542, 620, 621, and 5309.
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory.
- Remove buildings 28, 45, 170, 470, 471, 510, 541, 542, 620, 621, and 5309 from Lodging inventory.

Installation Summary

Section 2 Lodging Master Plan



Fort Riley is an historical cavalry installation established in 1853. Located in northeastern Kansas near Flint Hills, the installation is located adjacent to the Smoky Hill and Republican Rivers. The Fort has played a key role in American history and hosts the US Army Cavalry Museum. Fort Riley's primary mission is to provide training, readiness, and deployment support for two Brigade Combat Teams, one Engineer Group, and other Corps forces and serves as higher headquarters, providing Training / Readiness Oversight, pre- and post-mobilization validation for three enhanced Separate Brigades, and planning, mobilization, validation, and demobilization for Active Component and Reserve Component units.

The Fort Riley Master Plan incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of this Lodging Wellness Plan.

The character of Fort Riley has been preserved and enhanced through the use of stone and brick. Medium to low sloped tile roofs are present, and small window and exterior openings are often shaded by overhangs or balconies. Long, low building masses exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Fort Riley were constructed in various phases and are located in several distinct and separate areas of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. Current Lodging facilities are located on Custer Hill near the primary family housing area or on the Main Post which has officer housing and administrative facilities. Both areas are within a short distance of community facilities. The Main Post area is an Historic District, with current Lodging facilities scattered throughout and

meeting varying levels of Lodging standards and architectural conformance.

It is recommended that the primary Lodging facility, building 45, be replaced with a new Lodging facility. The proposed siting for this new facility is on the north side of the installation, adjacent to the Installation Exchange on Warren Road. This location will allow guests to the facility to have convenient access to the Installation Exchange, restaurants, childcare facilities, and civic buildings.

The proposed Fort Riley Lodging Master Plan reflects the 109 Lodging rooms requirement with replacement of all existing Lodging inventory into a new Lodging facility. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. This new facility will combine required rooms, public areas, and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Existing Lodging Facilities

Building 28, Bacon Hall

Building 28, constructed in 1909, is an historical structure and is a single DVQ family suite. This facility has two stories, including the basement. The suite is approximately 1,770 square feet. The building is in fair condition but does not comply with Lodging requirements. The cost to make condition assessment improvements will exceed the 50% replacement cost.



Our recommendation is to remove building 28 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.

Building 45, Carr Hall

Building 45, constructed in 1904, is an historical structure and is divided into 11 family suites. This facility has three stories plus a basement. Each suite is 545 square feet, consisting of a living room, bedroom, and full bath. In addition to the family suites, this facility houses 7 open office spaces, 20 private offices, and 2 conference rooms. This facility had the HVAC system replaced in 1994. The building is in fair condition but does



not comply with Lodging requirements. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 45 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.



Building 170, Waters Hall

Building 170, constructed in 1888, is an historic structure that is divided into 8 family suites. This facility has two stories plus a basement. Each suite has 732 square feet, consisting of a living room, bedroom, and full bath. The building is in fair condition but does not comply with Lodging standards. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 170 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.



Building 470,

Building 470, constructed in 1972, has 5 family suites. The facility is one story with three 700 s.f. suites, and two 450 s.f. suites, consisting of a living room, bedroom, kitchen, and full bath. The building is in good condition, although it exceeds Lodging size standards. The cost to renovate to meet Army Lodging square footage standards will exceed 50% replacement cost.

Our recommendation is to remove building 470 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.



Building 471,

Building 471, constructed in 1972, has 4 family suites. The facility is one story with 700 s.f. suites consisting of a living room, bedroom, kitchen, and full bath. The building is in fair condition, although it exceeds Lodging size standards. The cost to renovate to meet Army Lodging square footage standards will exceed 50% replacement cost.

Our recommendation is to remove building 471 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.

Building 510, Grimes Hall

Building 510, constructed in 1931, is an historic structure that is divided into 7 DVQ family suites. This facility has two stories plus a basement. Each suite has 433 square feet, consisting of a living room, bedroom, and full bath. The building is in fair condition but does not comply with Lodging standards. The cost to make improvements and bring it up to Army Lodging standards will exceed the 50% replacement cost.



Our recommendation is to remove building 510 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.

Building 541, Lott Hall

Building 541, constructed in 1966, has 6 family suites and 31 standard guest rooms. This facility has two stories, without a basement. Each family suite has 400 square feet, consisting of a living room, bedroom, kitchen, and full bath. Each standard room has 340 square feet. The existing plumbing and HVAC are in poor condition, and the rooms do not comply with Lodging standards. The cost to make improvements and bring the facility up to Army Lodging standards will exceed the 50% replacement cost.



Our recommendation is to remove building 541 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.

Building 542, Hoyle Hall

Building 542, constructed in 1966, has 30 standard guest rooms. This facility has two stories, without a basement. Each room has 340 square feet, consisting of a living room, bedroom, kitchen, and full bath. The building is in fair condition but does not comply with Lodging standards. The cost to make improvements and bring it up to Army Lodging standards will exceed the 50% replacement cost.



Our recommendation is to remove building 542 from the Lodging inventory, allowing the installation to determine an alternate use for this

facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging master plan.

Building 620, Barnes Hall

Building 620, constructed in 1960, has 12 family suites. This facility has two stories plus a basement. Each family suite has 776 square feet, consisting of a living room, bedroom, kitchen, and full bath. The building is in good condition but does not comply with Lodging standards. The cost to make improvements and bring it up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 620 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.



Building 621, Kimball Hall

Building 621, constructed in 1960, has 12 family suites. This facility has two stories plus a basement. Each family suite has 650 square feet, consisting of a living room, bedroom, kitchen, and full bath. The building is in good condition but does not comply with Lodging standards. The cost to make improvements and bring it up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 621 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.



Building 5309, Will Hall

Building 5309, constructed in 1956, has 27 family suites and 3 extended stay guest rooms. This facility has three stories plus a basement. Each family suite has 503 square feet, consisting of a living room, bedroom, kitchen, and full bath. Each guest room has 316 square feet. The building is in fair condition but does not comply with Lodging standards. The cost to make improvements and bring it up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 5309 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Riley Wellness Solution and Lodging Master Plan.



New Lodging Building

The proposed Lodging building is comprised of 114 rooms; 41 standard guest rooms, 15 extended stay rooms, and 58 family suites. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

The proposed new construction will be sited adjacent to the existing Installation Exchange on Warren Road, providing easy access off the main access streets. The lobby will be constructed of glass exterior curtain walls to enhance the approach to the facility, while providing maximum view and circulation. The proposed building construction is steel frame with CMU infill walls, sloped roof, and a brick exterior veneer. The architectural guidance for Fort Riley is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The core area and extended stay rooms will maintain a 3-story height, tapering to a 2-story height for the family suites. The entrance will be emphasized with a single story covered drop-off area, providing a pedestrian scale and emphasis.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on the program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			78,254	80,477
Public Areas			21,696	21,690
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	500-800	500-800	1,176
Front Desk	2 stations	100	100	143
Bell Cart Station	3	12	36	96
Breakfast Bar (Seat/Svc) - min.	1	550	550	630
Passenger Elevators	2	64	384	384
Stairs	4 stairs sets	230	2,760	1,730
Public Corridors	-	-	14,752	14,611
Public Telephone Area	2	6	12	12
Vending - Full Service	2	70	140	361
Vending - Ice Only	1	30	30	170
Women - Lobby	1	200	200	179
Men - Lobby	1	200	200	179
Multi-Purpose Room - (250 s.f. min.)	1	250	250	305
Study Rooms (1 per 25 ext stay units)	1	250	250	319
Guest Laundries (2 sets w/d per 75 units)	2	-	292	319
Gear Wash Rooms - (170 s.f. min.)	2	170	340	360
Guest Bulk Storage (1 per 4 family suites)	15	25 ea. 40 w/circ.	600	716
Guest Rooms	114		42,900	42,900
Guest Room - Standard	41	300	12,300	12,300
Guest Room - Ext. Stay	15	300	4,500	4,500
Guest Room - Family Suites	58	450	26,100	26,100
Back-of-House Areas			7,197	8,800
Manager's Office	1	180	180	180
Assistant Manager Offices	1	120	120	121
Front Office Manager	1	100	100	100
Admin. Offices	2 staff	200-250	200-250	426
Cash Room	1	75	75	99
Luggage Storage	1	75	75	76
Admin. Conference Room	1	250	250	305
Housekeeping Office	1	120	120	120
Dirty/Clean Linen Storage	-	50	-	-
In-House Laundry - (500 s.f. minimum)	1	500	500	533
Receiving Office	1	75	75	80
Maintenance Area	1	175	175	227
Kitchen Prep Room	1	150	150	159
Break Room	1	210	210	212
Staff Toilet - Men	1	100	100	86
Staff Toilet - Women	1	100	100	86
Access Corridor	-	-	900	857
Receiving - min.	1	150	150	359
Housekeeping Rooms	1 per 15 units	128	973	1,086
Service Elevator	1	80	80	85
Data/Commo Room	1	100	100	100
Switch Closets	3	16	48	284
Janitor Closet	1	50	50	66
Mechanical Room	-	-	912	1,147
General Storage Room - min.	1	500	500	681
Bulk Storage Room - min.	1	500	500	620
Electrical Room	3	140	420	620
Elevator Equipment Room	1	84	84	85
Exterior			400	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

* Add on factor to cover s.f. for partitions and any space not included in numbers above.

Cost Summary

The New Construction Cost \$14,747,560

- All costs are adjusted by the Area Cost Factor of 108% for Fort Riley.

Cost Analysis

Summary of Project Replacement Cost (based on 80,477 s.f.)

CSI	Percent	Amount
02 Site Work	3.03%	\$300,286.98
Parking Lots		\$103,420.80
Site Earthwork		\$196,866.18
03 Concrete	20.64%	\$2,046,995.71
Floor Construction		\$1,416,308.11
Slab on Grade		\$145,767.60
Stair Construction		\$47,628.00
Standard Foundations		\$437,292.00
04 Masonry	4.52%	\$448,079.17
Exterior Walls		\$448,079.17
07 Thermal & Moisture Protection	6.10%	\$604,773.48
Roof Construction		\$247,020.35
Roof Coverings		\$357,753.13
08 Doors & Windows	7.05%	\$699,445.80
Exterior Doors		\$19,257.48
Exterior Windows		\$518,400.00
Interior Doors		\$161,788.32
09 Finishes	18.43%	\$1,827,931.63
Ceiling Finishes		\$488,248.95
Floor Finishes		\$579,170.93
Partitions		\$421,703.60
Wall Finishes		\$338,808.16
10 Specialties	0.04%	\$3,660.66
Fittings		\$3,660.66
11 Equipment	2.97%	\$294,337.26
Commercial Equipment		\$16,335.00
Other Equipment		\$278,002.26
13 Special Construction	5.31%	\$526,499.57
Communications & Security		\$237,012.26
Sprinklers		\$289,487.30
14 Conveying Systems		2.34%
Elevators and Lifts		\$231,984.00
15 Mechanical		16.40%
Cooling Generating Systems		\$699,667.20
Domestic Water Dist		\$281,880.00
Plumbing Fixtures		\$644,879.88
16 Electrical	7.63%	\$756,712.80
Electrical Service & Distribution		\$751,971.60

Site Lighting		\$4,741.20
19 FF&E	5.55%	\$550,000.00
Interior FF&E allowance		\$550,000.00
Total Raw Cost	100.00%	\$9,917,134.13
Additional Hard Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Spirit	0.50%	\$54,544.24
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$991,713.41
Total Additional Hard Cost		\$1,046,257.65
Soft Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Contingency	5.00%	\$548,169.59
SIOH Conus	6.50%	\$748,251.49
Design	10.00%	\$1,096,339.18
08 MYr Inflation Fct	9.93%	\$1,326,265.90
Total Soft Cost		\$3,719,026.15
Total Project Cost for Replacement		\$14,682,417.94

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT **PROPOSED LODGING FACILITY (FLRS. 1-3)** DRAWINGS HERE

Section 3 Demand Analysis

Fort Riley's mission is to provide training, readiness, and deployability for three active component combat brigades; mobilize and deploy active reserve component units; and provide effective support for soldiers and families during times of peace and war. Fort Riley is a U.S. Army staging and training area for transportation, supply and service units.

The population at the installation has varied slightly over the last five years, not changing more than 2% over any three to five year period. These moderate changes in population have not significantly impacted lodging demand. Minimal population growth anticipated over the next five years.

Demand for lodging at Fort Riley is comprised of 44% Permanent Change of Station (PCS) demand, 33% Temporary Duty (TDY) demand, and 23% unofficial demand. Unofficial demand is not used in the calculation of recommended room inventory. The majority of PCS stays are under 14 days in length; the remaining average a 27-day stay. Because of the nature of the training programs offered on the installation, most of the TDY personnel also stay less than 14 days. The table below describes the official demand population at this installation.

Fort Riley Official Market Demand Analysis		
	TDY	PCS
Total Demand:	33%	44%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	74% (3 days)	56% (5 days)
More than 14 days	26% (25 days)	44% (27 days)

Source: Fort Riley Lodging Administration, compiled by Evans & Chastain, L.L.P.

On Post Inventory

There are 157 rooms located in 11 buildings, of which 20 have either a full kitchen or a kitchenette.

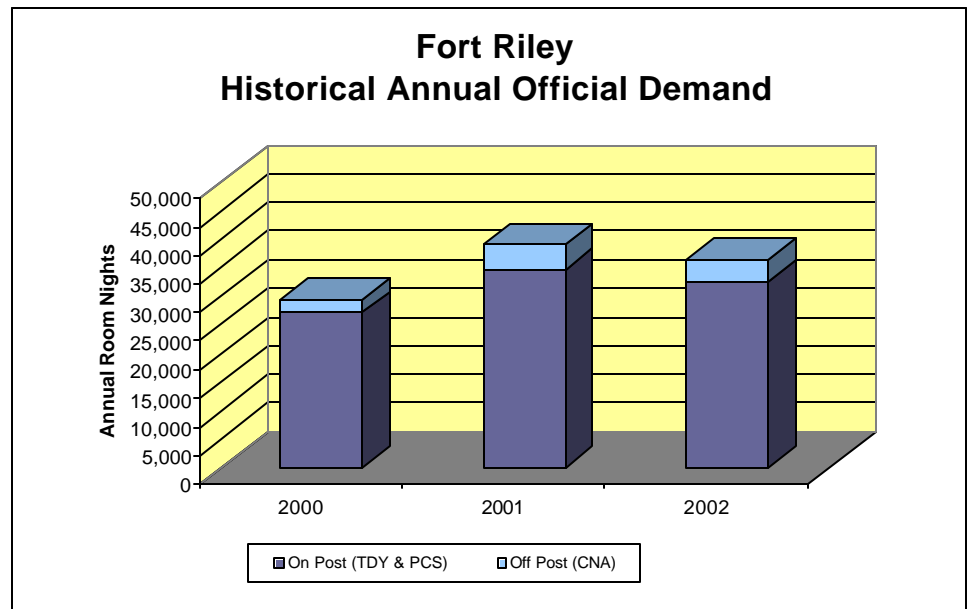
Demand and Utilization

Data Summary

Overall, lodging demand at Fort Riley is limited. Official lodging demand for 2000 through 2002, including Certificates of Non-Availability (CNAs), varied from 80 to 107 room nights per day and averaged 96 room nights per day. The slight decline in the population and a fewer number of exercises held at the installation contributed to the decline in demand in 2002. The precise reason for this decline that influenced both TDY and PCS demand could not be reliably determined.

CNAs averaged 12 room nights per day over the last three years. Approximately 45% of demand occurs in June and July, a typical time of increased demand.

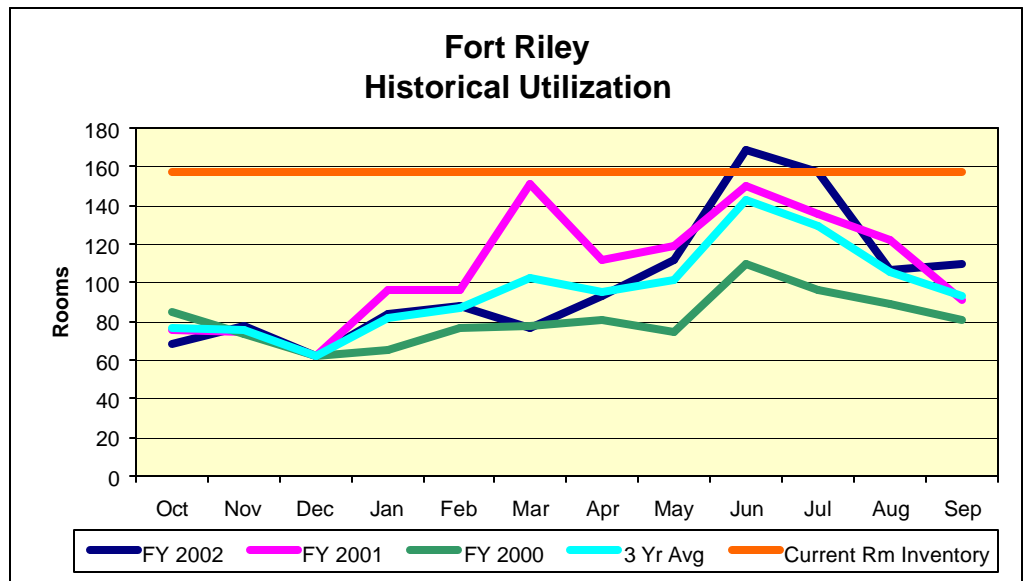
A summary of historical data is presented in the chart below; it identifies the annual official demand both on and off post.



Source: Fort Riley Lodging Administration, compiled by Evans & Chastain, L.L.P.

Occupancy has varied from 73% to 79% over the last three years. Lodging utilization has been consistent because of unofficial travel backfilling the underutilized rooms on post. As stated earlier, unofficial demand accounts for 23% of the lodging utilization; averaging 813 room nights per month, with a variance of 632 to 969 room nights per month.

A summary of historical utilization data by month is presented in the following chart.



Source: Fort Riley Lodging Administration, compiled by Evans & Chastain, L.L.P.

Monthly variances between years have occasionally been significant, though there is not a clear cut reason for this variance. What is clear is that lodging demand at Fort Riley in most months can be significantly higher or lower than its historical average. Due to an excessive number of rooms in comparison to the actual requirements, lodging is currently experiencing a higher number of vacancies than is desirable.

Seasonality

There is a definite seasonality to the demand cycle for lodging at the installation. Peak demand occurs during June, July, and August when official demand rises as high as 169 rooms per night. The average demand during these months is 100 to 150 rooms per night compared to the balance of the year when it typically is from 75 to 100 rooms per night. Demand drops below this average in December to 60 rooms per night, consistent with lower PCS and TDY activity.

Factors Influencing Demand

We could not identify any factors that are likely to alter demand or occupancy rates significantly in the next two to five years. The number of family housing units is not expected to either increase or decrease in the next several years. There are no expected changes in the installation's demographics or mission that would influence the segmentation between the TDY and PCS mix.

Private Market Capability

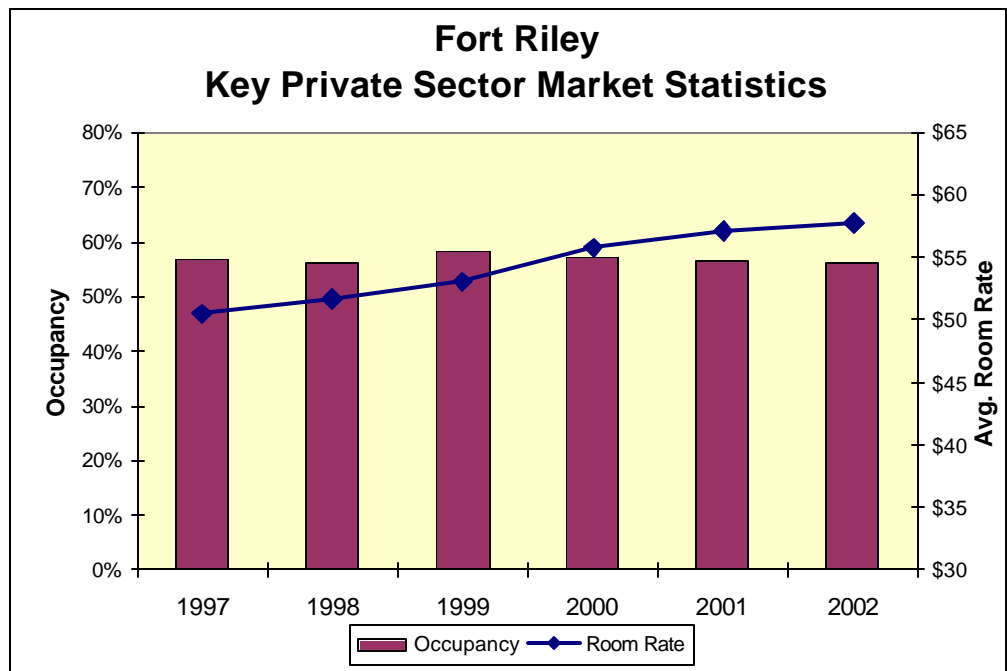
The commercial market within this area offers approximately 1,900 rooms. More than 80% of these rooms are located in properties represented by the major lodging chains. The market is healthy and moderately expanding, having added 15% to 20% more rooms in the last six years. As can be seen in the graph on the next page, despite the addition of these rooms, occupancy has been fairly consistent over the last five years.

There are no other military Lodging operations within a 30-minute rush-hour driving time radius of Fort Riley.

A review of the major hotel chains immediately around Fort Riley does not suggest there are any seasonal peaks of demand that would negatively impact the ability of the installation to lodge personnel off post at government rates.

As would be typical in a healthy market, the average daily rate has increased approximately 14% in the last five years along with increased demand. The 2002 ADR of \$55.38 approximates the average government rate charged to military personnel staying off post: \$55 per night or less.

The chart on the following page describes key private market statistics.



Source: Smith Travel Research, compiled by Evans & Chastain, L.L.P.

In summary, it is reasonable to assume from the data that--although some off post facilities are older, of lesser quality, and offer limited amenities--the private market does have sufficient capacity to support the overflow lodging requirements that Fort Riley personnel may encounter.

Demand Requirement Determination

The average of the last three years is the best basis for estimating future demand. The lower than normal demand in late 2000 offsets the higher than normal demand in selected months in 2001 and 2002. The relatively stable population at the installation further supports the use of the three-year average.

Because of the variation in monthly demand within years, the average demand for the last three years should also be normalized. Normalization is a process that eliminates the monthly demand peaks or valleys where official demand is 20% greater or 20% less than the three-year average. Variations greater or less than 20% are atypical and not likely to recur. While the normalization process did adjust the demand in various months, it neither increased nor decreased demand overall.

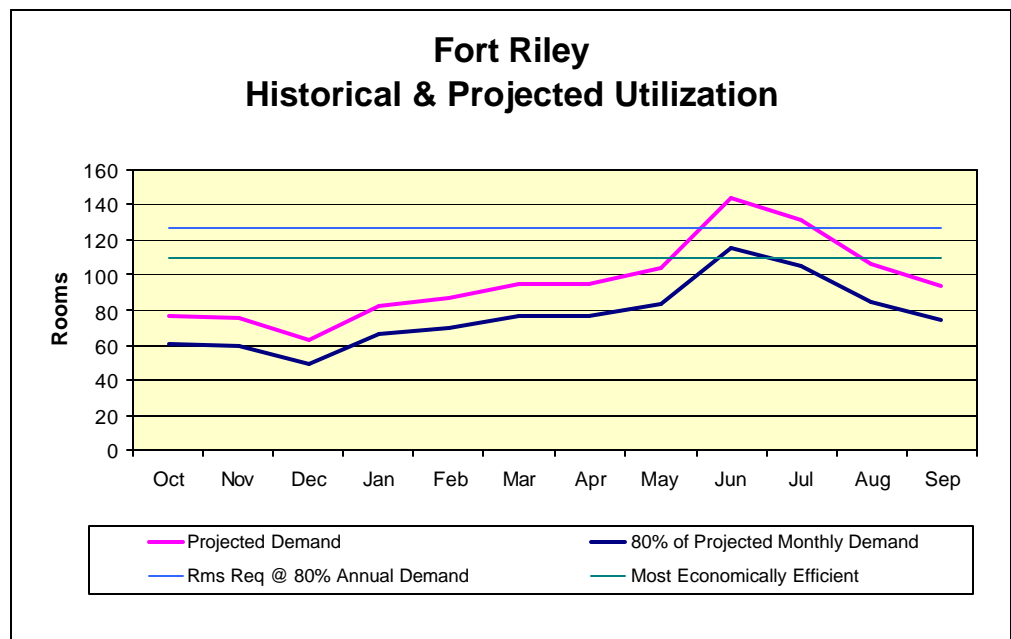
The Core Lodging Requirement is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms

required on an annualized basis is 126, generating occupancy of 84%. This is a 30% reduction of the current lodging inventory; a number that will greatly reduce the vacancies in most months, but will push more personnel off post in the summer months.

The December decline is not exceptional enough to exclude it from the determination of rooms needed to meet 80% of official demand. By contrast, increase in unofficial demand during periods of lower demand was not sufficient to support the addition of any additional rooms, and therefore excluded from this calculation.

Another method for determining the number of rooms to be provided at the installation is to apply the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operational cost perspective. The number of rooms required to achieve equilibrium for Fort Riley is 109 rooms. With a room inventory of 109 rooms, the expected occupancy is 84.8% with an expected average daily rate in FY 2008 of \$41.75.

The chart below compares the pertinent potential alternatives to room inventory to the projected demand.

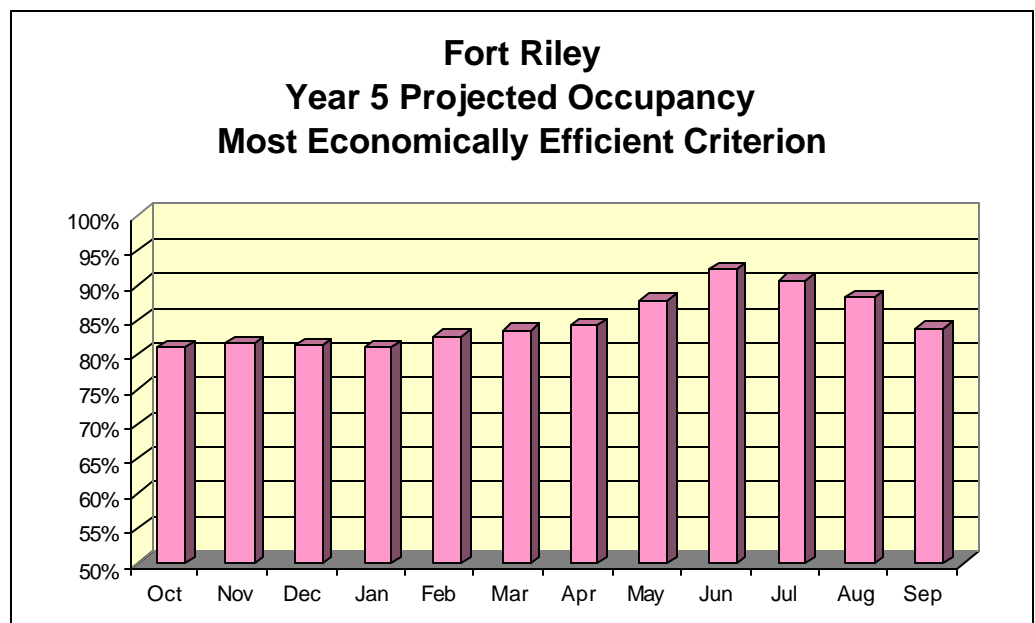


Source: Fort Riley Lodging Administration and Evans & Chastain, L.L.P.

The number of rooms indicated by both the “80% of Official Demand” criterion and the “Most Economically Efficient” criterion are very close, but based on the demand pattern at this facility and the anticipated future growth, we recommend that the number of rooms be sized using the “Most Economically Efficient” method. This is also supported by the inconsistency in month-to-month historical demand and the fact that it is less expensive to house potential guests off post.

An analysis of the monthly PCS demand over the last three years indicates that 58 rooms will meet the needs of PCS personnel. As such, only 58 extended-stay suites are recommended. The mix of the rooms with and without kitchenettes is based upon the length of stay statistics for TDY personnel currently lodged on post.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: Evans & Chastain, L.L.P.

Using the “Most Economically Efficient” criterion, the average occupancy is 85%, and 67% of the official demand is met. On a monthly basis, occupancy has a variance from 88% to 92% in the summer months and 81% to 84% during the rest of the year.

Summary and Recommendation

- The installation's population has experienced a slight fluctuation in various years and minimal growth is expected over the next five years
- The private market does have sufficient capacity to support the overflow lodging requirements that Fort Riley personnel may encounter
- The average of official demand over the last three years is the best basis for estimating future demand
- Very few guests are sent off post, except in the summer months, and off-post lodging rates are economical
- The appropriate number of rooms supported by demand analysis at this site is 109. This "Most Economically Efficient" inventory generates an expected occupancy rate of 84.8%, and 67% of the official demand is met.

Room Count and Mix Recommendation

- 109 rooms
- Proposed room mix:
 - 38 standard guest rooms
 - 13 extended-stay guest rooms offering a kitchenette
 - 58 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility on-post is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



*Building 0028
Bacon Hall
Fort Riley, KS*

Building 0028

Building 28 was constructed in 1909. The 2,810 square foot facility contains 1 DVQ with a full kitchen. The building is functioning as 1 family suite for high ranking visitors.

Significant Assumptions

The replacement and renovation cost models are based on 3 family suites.

The renovation plan if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 108% for Fort Riley.

Cost Analysis

Condition Assessment Cost	\$240,165.00
Replacement Cost	\$432,745.00
Condition Assessment to Replacement Cost Ratio	55.50%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 28 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	3
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, a couch, easy chairs, coffee table, end tables, desk and entertainment shelf units and a dinette set. All are in fair condition. The soft goods consist of drapes and blinds on the windows, TV and bed. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: Foundation is of limestone on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Concrete floor in basement mechanical room appears to be in good condition with remainder of basement being crawl space.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood frame construction with wood decking appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood decking attached to sloped wooden rafters appears to be in good condition. The gutters and downspouts are failing.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are limestone and in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The painted wood double hung windows with aluminum storm windows are in poor condition.

- Recommendation: Replace all exterior windows.

Exterior Doors

- Analysis: Residential grade wood doors with wood frames are used for the three entrances to the building. The doors are in poor condition.
- Recommendation: The existing doors and frames should be replaced with new steel doors and frames and new hardware that meets standards.

Roofing

Roof Coverings

- Analysis: Sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. The roof covering is in poor condition.

- Recommendation: Replace asphalt shingles.

Interior Construction

Partitions

- Analysis: Partitions are plaster on wood studs, and are in good condition.

- Recommendation: No corrective action required.

Interior Doors

- Analysis: The wood doors in wood frames are in fair condition.
- Recommendation: Remove and replace door, frames and hardware.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted plaster on lath and vinyl wall coverings. Finishes are in fair condition.
- Recommendation: Replace vinyl wall coverings.

Floor Finishes

- Analysis: Carpet and wood flooring is in fair condition while the ceramic tile is in good condition.
- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: Ceilings are plaster on wood lath. The paint is in fair condition.
- Recommendation: Repaint ceiling surfaces.

Plumbing

Plumbing Fixtures

- Analysis: This unit has two full baths containing a lavatory and vanity, a water closet and a tub. The plumbing fixtures and piping are in poor condition.

- Recommendation: Replace all plumbing fixtures and associated piping.

Domestic Water Distribution

- Analysis: This unit has one 40-gallon hot water heater. The hot water heater and piping are in poor condition.

- Recommendation: Replace both the domestic water system and install a new hot water heater.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided to this unit by means of AC condenser with a furnace. Temperature is regulated through one thermostat. Cooling system is in poor condition.

- Recommendation: Replace with new furnace and condenser.

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system installed. No sprinkler system is needed.

- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electric service is supplied to the building from the main service. Secondary service is a 200 amp main disconnect. This distribution panel provides power for lighting and receptacles. The electrical service is in poor condition.

- Recommendation: Replace main disconnect and all associated wiring through out the building.

Communications and Security

- Analysis: No fire alarm system exists in this unit. A fire alarm system is not required.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There is one full kitchen in this building. All appliances are in good condition, but do not meet lodging standards.

- Recommendation: Replace all appliances to comply with the current lodging standards.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads, and is in good condition. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	13.69%	\$19,516.90
Asphalt Shingle Roof: Beyond Useful Life		\$14,786.50
Gutters: Damaged or Failing		\$4,730.40
08 Doors & Windows	24.77%	\$35,313.84
Ext Wood door with side lite: Beyond Useful Life		\$1,504.98
Ext Wood Door with side lites: Damaged or Failing		\$2,191.86
Scratched and marred		\$7,461.72
Wood Framed windows: Damaged or failing		\$24,155.28
09 Finishes	19.14%	\$27,288.75
Carpet: Beyond Useful Life		\$6,641.26
Interior ceilings: Paint Failing		\$1,911.60
Sheet Vinyl: Beyond Useful Life		\$1,149.17
Vinyl Wall Covering: Beyond expected useful life		\$17,586.72
10 Specialties	0.06%	\$83.75
Toilet Accessories: Beyond expected useful life		\$83.75
15 Mechanical	21.89%	\$31,218.39
Domestic water system: Beyond expected useful life		\$7,006.58
Furnace: Beyond expected useful life		\$6,318.52
Pipe, sewer or waste: Beyond expected useful life		\$3,361.56
Sink & vanity: Replace due to remodel		\$834.52
Sink, kitchen: Beyond expected useful life		\$2,615.76
Split System: Beyond expected useful life		\$7,084.80
Tub: Beyond expected useful life		\$1,711.48
Water closet: Beyond expected useful life		\$1,070.17
Water heater: Beyond expected useful life		\$1,215.00
16 Electrical	16.95%	\$24,170.70
Inadequate exterior Lighting		\$7,236.00
Main service: Missing or inadequate		\$7,414.20
Receptacle: Missing or inadequate		\$9,520.50
19 FF&E	3.51%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$142,592.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$784.26
Force Protection	9.00%	\$14,187.19
General Conditions	10.00%	\$14,259.20
Total Additional Hard Cost		\$29,230.65

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$17,182.26
SIOH Conus	6.50%	\$12,285.32
Design	10.00%	\$17,182.26
08 MYr Inflation Fct	9.93%	\$21,694.32
Total Soft Cost		\$68,344.17
Total Project		\$240,166.81

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.99%	\$14,599.17
Site Earthwork		\$14,599.17
03 Concrete	11.05%	\$32,302.80
Floor Construction		\$10,800.00
Slab on Grade		\$10,751.40
Standard Foundations		\$10,751.40
04 Masonry	11.72%	\$34,264.96
Exterior Walls		\$34,264.96
07 Thermal & Moisture Protection	11.40%	\$33,334.76
Roof Construction		\$6,221.36
Roof Coverings		\$27,113.40
08 Doors & Windows	15.22%	\$44,499.24
Exterior Doors		\$6,658.20
Exterior Windows		\$30,240.00
Interior Doors		\$7,601.04
09 Finishes	13.06%	\$38,160.93
Ceiling Finishes		\$6,257.31
Floor Finishes		\$10,956.16
Partitions		\$10,907.08
Wall Finishes		\$10,040.37
11 Equipment	3.88%	\$11,340.00
Other Equipment		\$11,340.00
13 Special Construction	4.43%	\$12,944.69
Communications & Security		\$5,827.26
Sprinklers		\$7,117.43
15 Mechanical	12.12%	\$35,427.24
Cooling Generating Systems		\$17,202.24
Domestic Water Dist		\$8,748.00
Plumbing Fixtures		\$9,477.00
16 Electrical	6.99%	\$20,421.18
Electrical Service & Distribution		\$20,421.18
19 FF&E	5.13%	\$15,000.00
Interior FF&E allowance		\$15,000.00
Total Raw Cost	100.00%	\$292,294.97

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,607.62
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$29,229.50
Total Additional Hard Cost		\$30,837.12

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$16,156.60
SIOH Conus	6.50%	\$22,053.77
Design	10.00%	\$32,313.21
08 MYr Inflation Fct	9.93%	\$39,090.01
Total Soft Cost		\$109,613.59
Total Project Cost for Replacement		\$432,745.67

INSERT BUILDING 28 FLOOR PLAN HERE



*Building 45
Carr Hall
Fort Riley, KS*

Building 0045

Building 45 was constructed in 1904. The 7,627 square foot facility contains 11 multi room lodging units without kitchens. The building is functioning as 11 extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 11 family suites.

The renovation plan if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 108% for Fort Riley.

Cost Analysis

Condition Assessment Cost	\$934,465.00
Replacement Cost	\$1,331,055.00
Condition Assessment to Replacement Cost Ratio	70.20%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 45 is not recommended.

Attributes

01.Number of Units Constructed	11
02.Number of Units Used	11
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	11
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	11
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	11
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk with a chair, couch, davenport, table with chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in fair condition. The soft goods consist of drapes and blinds on the windows, TV and bed. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is of limestone on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Concrete floor in basement is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood frame construction with wood decking appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood decking attached to sloped wooden rafters appears to be in good condition. The gutters and downspouts show signs of leaking and other damage, and are in poor condition.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: Approximately 50% of the limestone walls have cracks throughout exterior face of building. Walls are in fair condition.
- Recommendation: Recommendation: Clean, repoint and repair cracks.

Exterior Windows

- Analysis: The painted wood double hung windows with aluminum storm windows are in poor condition.

- Recommendation: Replace with new double glazed windows to AFC standards.

Exterior Doors

- Analysis: Residential grade wood doors with wood frames are used for the three entrances to the building. The doors are in poor condition.
- Recommendation: Replace all exterior wood doors with commercial grade steel doors and frames. Install new hardware and electronic locks.

Roofing

Roof Coverings

- Analysis: The roof is a sloped, 3-tab asphalt shingled roof on wood deck. The roof covering is in poor condition.
- Recommendation: Replace asphalt shingle roof.

Interior Construction

Partitions

- Analysis: Plaster on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior wood doors, frames and associated hardware are in fair condition. Electronic locks on all unit entry doors are in good condition.
- Recommendation: Refinish all the interior wood doors.

Stairs

Stair Construction

- Analysis: Stairs are in fair condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The plaster on lath and vinyl wall coverings are in fair condition.
- Recommendation: Repaint exposed plaster surfaces and recover walls with vinyl wall coverings.

Floor Finishes

- Analysis: All units have carpet and exposed wood flooring, and the restrooms ceramic tile. The carpet and wood flooring is in fair condition, while the ceramic tile is in good condition.
- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: The ceilings are plaster on wood lath, and ceilings are in good condition. Paint on ceilings is in poor condition.

- Recommendation: Recommend that all ceilings be painted.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in good condition. No bathtubs are installed.

- Recommendation: Install bathtubs in all units.

Domestic Water Distribution

- Analysis: The existing 100-gallon hot water heater and associated piping are in poor condition.

- Recommendation: Replace hot water heater and associated piping, as well as supply and waste lines in the building.

HVAC

Cooling Generating Systems

- Analysis: Building has 4 pipe Hydra Therm gas fired boilers with Carrier compressor and condensing unit. HVAC was replaced in 1994. The HVAC system is in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system installed, and none is required.

- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is 800 amp main disconnect. This distribution panel provides power for lighting and receptacles.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: The fire annunciator system is in good condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The exterior wheelchair lift is in poor condition.
- Recommendation: Recommend that the chair lift be replaced.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads, and is in good condition. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
04 Masonry	2.10%	\$11,664.00
Stone Wall: Repoint		\$11,664.00
07 Thermal & Moisture Protection	5.34%	\$29,616.84
Asphalt Shingle Roof: Beyond Useful Life		\$21,732.84
Gutters: Damaged or Failing		\$7,884.00
08 Doors & Windows	20.48%	\$113,615.57
Ext Wood door with side lite: Beyond Useful Life		\$7,040.66
Exterior Wood Doors: Beyond Useful Life		\$12,045.04
Scratched and marred		\$5,960.90
Wood Framed windows: Damaged or failing		\$88,568.97
09 Finishes	40.81%	\$226,417.42
Carpet: Beyond Useful Life		\$8,662.32
Carpet: Missing or inadequate		\$17,310.58
Floor Tile: Damaged or Failing		\$4,627.85
Interior ceilings: Paint Failing		\$8,599.02
Vinyl Wall Covering: Beyond expected useful life		\$167,516.22
Wall Tile: Damaged or Failing		\$19,701.43
10 Specialties	0.17%	\$921.29
BR Accessories: Replace due to remodel		\$921.29
14 Conveying Systems	3.18%	\$17,621.28
Wheelchair lift: Beyond expected useful life		\$17,621.28
15 Mechanical	17.36%	\$96,335.95
Domestic water system: Beyond expected useful life		\$33,657.12
Pipe, sewer or waste: Beyond expected useful life		\$16,151.02
Sink & vanity: Replace due to remodel		\$9,179.68
Tub: Damaged or failing		\$18,826.24
Water closet: Replace due to remodel		\$11,771.89
Water heater: Beyond expected useful life		\$6,750.00
16 Electrical	0.65%	\$3,618.00
Inadequate exterior Lighting		\$3,618.00
19 FF&E	9.91%	\$55,000.00
Hard and soft goods: Beyond expected useful life		\$55,000.00
Total Raw Cost	100.00%	\$554,810.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,051.46
Force Protection	9.00%	\$55,200.82
General Conditions	10.00%	\$55,481.00
Total Additional Hard Cost		\$113,733.28

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$66,854.33
SIOH Conus	6.50%	\$47,800.84
Design	10.00%	\$66,854.33
08 MYr Inflation Fct	9.93%	\$84,410.24
Total Soft Cost		\$265,919.74
Total Project		\$934,463.02

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.97%	\$26,693.28
Site Earthwork		\$26,693.28
03 Concrete	17.25%	\$155,095.56
Floor Construction		\$88,027.56
Slab on Grade		\$19,710.00
Stair Construction		\$7,938.00
Standard Foundations		\$39,420.00
04 Masonry	7.80%	\$70,120.95
Exterior Walls		\$70,120.95
07 Thermal & Moisture Protection	7.99%	\$71,860.95
Roof Construction		\$22,811.10
Roof Coverings		\$49,049.84
08 Doors & Windows	10.04%	\$90,237.24
Exterior Doors		\$6,658.20
Exterior Windows		\$64,800.00
Interior Doors		\$18,779.04
09 Finishes	15.55%	\$139,802.91
Ceiling Finishes		\$22,942.44
Floor Finishes		\$40,053.13
Partitions		\$39,992.64
Wall Finishes		\$36,814.69
11 Equipment	4.62%	\$41,580.00
Other Equipment		\$41,580.00
13 Special Construction	5.28%	\$47,461.68
Communications & Security		\$21,365.64
Sprinklers		\$26,096.04
15 Mechanical	14.45%	\$129,897.00
Cooling Generating Systems		\$63,072.00
Domestic Water Dist		\$32,076.00
Plumbing Fixtures		\$34,749.00
16 Electrical	7.93%	\$71,301.60
Electrical Service & Distribution		\$71,301.60
19 FF&E	6.12%	\$55,000.00
Interior FF&E allowance		\$55,000.00
Total Raw Cost	100.00%	\$899,051.16

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,944.78
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$89,905.12
Total Additional Hard Cost		\$94,849.90

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$49,695.05
SIOH Conus	6.50%	\$67,833.75
Design	10.00%	\$99,390.11
08 MYr Inflation Fct	9.93%	\$120,234.42
Total Soft Cost		\$337,153.33
Total Project Cost for Replacement		\$1,331,054.39

INSERT BUILDING 45 FLOOR PLANS HERE



*Building 170
Waters Hall
Fort Riley, KS*

Building 0170

Building 170 was constructed in 1888. The 14,000 square foot facility contains 8 multi room lodging units with kitchens. The building is functioning as 8 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 12 family suites.

The renovation plan if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 108% for Fort Riley.

Cost Analysis

Condition Assessment Cost	\$812,610.00
Replacement Cost	\$1,510,650.00
Condition Assessment to Replacement Cost Ratio	53.79%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 170 is not recommended.

Attributes

01.Number of Units Constructed	8
02.Number of Units Used	8
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	8
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	8
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	12
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: The foundation is of limestone on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.

- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Concrete floor in basement is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood frame and decking appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood decking attached to sloped wooden rafters appears to be in good condition. The gutters and downspouts are showing signs of damage, leaking in several places, and are in poor condition.
- Recommendation: Remove and replace the gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The limestone walls have no apparent distress cracks but the exterior wood trim is in poor condition.
- Recommendation: Remove and replace all wood trim.

Exterior Windows

- Analysis: The painted wood double hung windows with aluminum storm windows are in poor condition.

- Recommendation: Replace all exterior windows.

Exterior Doors

- Analysis: Residential grade wood doors and frames are used for the three entrances to the building. The doors are in poor condition.

- Recommendation: Replace wood doors and storm doors with commercial steel doors, frames and new hardware.

Roofing

Roof Coverings

- Analysis: The roof is sloped with 3-tab asphalt shingles on wood deck. The roof is in fair condition.

- Recommendation: Replace the shingle roof.

Interior Construction

Partitions

- Analysis: Partitions are plaster on wood studs, and are in good condition.

- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior wood doors, frames and associated hardware are in fair condition. Electronic locks are in good condition.

- Recommendation: Remove and replace door, frames and hardware. Electronic hardware may be reused.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are plaster on lath or vinyl wall coverings, and are in poor condition.

- Recommendation: Repaint exposed plaster surfaces and recover walls with vinyl wall coverings.

Floor Finishes

- Analysis: Floor finishes in units are carpet and in restrooms are ceramic tile. The carpet is in fair condition. The ceramic tile is in good condition.

- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: Ceilings are painted plaster on wood lath, with paint finishes. Ceilings are in good condition. Paint is in poor condition.

- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in poor condition.
- Recommendation: Replace all plumbing fixtures and associated piping.

Domestic Water Distribution

- Analysis: Domestic water distribution is composed of three existing 100-gallon gas fired hot water heaters that were installed in 2001. The supply and waste lines for the building are in poor condition.
- Recommendation: Replace both the domestic water supply system and the waste disposal system.

HVAC

Cooling Generating Systems

- Analysis: There are seven Trane High Efficiency forced air furnaces with outside condensing units. All units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system installed, and none is required.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is 800 amp main disconnect. This distribution panel provides power for lighting and receptacles. The electrical service is in poor condition.
- Recommendation: Replace with 800 amp main disconnect and all associated wiring through out the building.

Communications and Security

- Analysis: Smoke detectors are present in this building.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and sidewalks, and is in good condition. Some minor grading is required to improve drainage along with replacing some sidewalk.
- Recommendation: Regrade/seed specific areas and repair sidewalk.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	4.95%	\$23,890.54
Parking: AC Pavement Damaged or Failing		\$11,041.92
Site areas insufficient flow		\$10,173.13
Walks: Concrete Walk Damaged or Failing		\$2,675.49
05 Metals	0.37%	\$1,782.00
Interior Stairs: Damaged or Failing		\$1,782.00
06 Wood & Plastics	0.23%	\$1,088.64
Exterior brick mold trim at doors deteriorated		\$1,088.64
07 Thermal & Moisture Protection	5.85%	\$28,231.20
Asphalt Shingle Roof: Beyond Useful Life		\$17,193.60
Gutters: Missing or Inadequate		\$11,037.60
08 Doors & Windows	28.91%	\$139,480.02
Al. Windows - Beyond Useful Life		\$52,525.10
Ext Wood Door with side lites: Damaged or Failing		\$17,601.64
Scratched and marred		\$2,926.26
Wood Framed windows: Damaged or failing		\$66,427.02
09 Finishes	21.66%	\$104,490.76
Carpet: Missing or inadequate		\$10,567.48
Interior ceilings: Paint Failing		\$8,920.80
Vinyl Wall Covering: Beyond expected useful life		\$85,002.48
10 Specialties	0.14%	\$670.03
BR Accessories: Replace due to remodel		\$670.03
15 Mechanical	18.29%	\$88,252.12
Domestic water system: Beyond expected useful life		\$34,901.30
Drain, Floor: Missing or inadequate		\$2,100.17
Pipe, sewer or waste: Beyond expected useful life		\$16,747.67
Sink & vanity: Replace due to remodel		\$6,676.13
Sink, kitchen: Beyond expected useful life		\$5,374.08
Tub: Beyond expected useful life		\$13,691.81
Water closet: Beyond expected useful life		\$8,760.96
16 Electrical	12.35%	\$59,578.71
Inadequate exterior Lighting		\$866.16
Main service: Missing or inadequate		\$18,808.20
Receptacle: Missing or inadequate		\$39,904.35
19 FF&E	7.25%	\$35,000.00
Hard and soft goods: Beyond expected useful life		\$35,000.00
Total Raw Cost	100.00%	\$482,464.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Spirit	0.50%	\$2,653.55
Force Protection	9.00%	\$48,002.76
General Conditions	10.00%	\$48,246.40
Total Additional Hard Cost		\$98,902.71

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$58,136.67
SIOH Conus	6.50%	\$41,567.72
Design	10.00%	\$58,136.67
08 MYr Inflation Fct	9.93%	\$73,403.33
Total Soft Cost		\$231,244.39
Total Project		\$812,611.10

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.70%	\$58,142.34
Site Earthwork		\$58,142.34
03 Concrete	12.66%	\$129,211.20
Floor Construction		\$43,200.00
Slab on Grade		\$43,005.60
Standard Foundations		\$43,005.60
04 Masonry	7.84%	\$79,951.58
Exterior Walls		\$79,951.58
07 Thermal & Moisture Protection	12.84%	\$130,996.51
Roof Construction		\$24,885.43
Roof Coverings		\$106,111.08
08 Doors & Windows	9.35%	\$95,451.48
Exterior Doors		\$6,658.20
Exterior Windows		\$69,120.00
Interior Doors		\$19,673.28
09 Finishes	14.95%	\$152,502.73
Ceiling Finishes		\$25,029.26
Floor Finishes		\$43,683.65
Partitions		\$43,628.34
Wall Finishes		\$40,161.48
11 Equipment	4.45%	\$45,360.00
Other Equipment		\$45,360.00
13 Special Construction	5.07%	\$51,778.74
Communications & Security		\$23,309.04
Sprinklers		\$28,469.71
15 Mechanical	13.89%	\$141,708.96
Cooling Generating Systems		\$68,808.96
Domestic Water Dist		\$34,992.00
Plumbing Fixtures		\$37,908.00
16 Electrical	7.38%	\$75,253.32
Electrical Service & Distribution		\$75,253.32
19 FF&E	5.88%	\$60,000.00
Interior FF&E allowance		\$60,000.00
Total Raw Cost	100.00%	\$1,020,356.86

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,611.96
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$102,035.69
Total Additional Hard Cost		\$107,647.65

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$56,400.23
SIOH Conus	6.50%	\$76,986.31
Design	10.00%	\$112,800.45
08 MYr Inflation Fct	9.93%	\$136,457.21
Total Soft Cost		\$382,644.20
Total Project Cost for Replacement		\$1,510,648.70

INSERT BUILDING 170 FLOOR PLANS HERE



*Building 470
Graham Hall
Fort Riley, KS*

Building 0470

Building 470 was constructed in 1972. The 3,787 square foot facility contains 5 multi room lodging units with kitchens. The building is functioning as 5 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 6 family suites and 1 extended stay room.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Fort Riley.

Cost Analysis

Renovation Cost	\$543,715.00
Replacement Cost	\$875,890.00
Renovation to Replacement Cost Ratio	62.08%

Because the Renovation to Replacement Cost Ratio is less than 50%, renovation of Building 470 is not recommended.

Attributes

01.Number of Units Constructed	5
02.Number of Units Used	5
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	5
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	5
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	6
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is of concrete on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The concrete floor is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood decking attached to sloped wooden rafters appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls have no apparent distress cracks.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The wood windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The residential grade metal clad wood doors with wood frames are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The gypsum wallboard on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior wood doors, frames and associated hardware are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Combination of brick and paint on gypsum wall board.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet and vinyl tile flooring. The carpet and vinyl tile are in fair condition.
- Recommendation: Replace carpet and vinyl tile.

Ceiling Finishes

- Analysis: The ceilings are gypsum wallboard. The paint in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: There is one 75 gallon hot water heater that is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Units have Carrier forced air systems with exterior condensing units. These units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a 250 amp main disconnect. This distribution panel provides power for lighting and receptacles.
- Recommendation: Replace receptacles when existing interior brick wall is furred out.

Communications and Security

- Analysis: There is a fire alarm with annunciator/
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.
- **Public Spaces**
Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
09 Finishes	58.49%	\$40,954.26
Carpet: Beyond Useful Life		\$9,817.42
Interior ceilings: Paint Failing		\$2,293.92
VCT: Beyond Useful Life		\$2,462.84
Vinyl Wall Covering: Beyond expected useful life		\$26,380.08
16 Electrical	5.81%	\$4,066.20
Receptacle: Missing or inadequate		\$4,066.20
19 FF&E	35.70%	\$25,000.00
Hard and soft goods: Beyond expected useful life		\$25,000.00
Total Raw Cost	100.00%	\$70,020.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$385.11
Force Protection	9.00%	\$6,966.64
General Conditions	10.00%	\$7,002.00
Total Additional Hard Cost		\$14,353.75

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$8,437.38
SIOH Conus	6.50%	\$6,032.72
Design	10.00%	\$8,437.38
08 MYr Inflation Fct	9.93%	\$10,653.03
Total Soft Cost		\$33,560.50
Total Project		\$117,934.25

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	2.03%	\$6,560.87
Roof Construction		\$6,560.87
08 Doors & Windows	4.02%	\$12,966.48
Interior Doors		\$12,966.48
09 Finishes	33.60%	\$108,480.74
Ceiling Finishes		\$19,799.64
Floor Finishes		\$25,973.84
Partitions		\$23,885.67
Wall Finishes		\$38,821.59
10 Specialties	0.18%	\$586.28
Fittings		\$586.28
11 Equipment	8.20%	\$26,460.00
Other Equipment		\$26,460.00
13 Special Construction	7.55%	\$24,381.00
Communications & Security		\$10,975.50
Sprinklers		\$13,405.50
15 Mechanical	22.91%	\$73,953.00
Cooling Generating Systems		\$32,400.00
Domestic Water Dist		\$19,440.00
Plumbing Fixtures		\$22,113.00
16 Electrical	10.66%	\$34,425.00
Electrical Service & Distribution		\$34,425.00
19 FF&E	10.84%	\$35,000.00
Interior FF&E allowance		\$35,000.00
Total Raw Cost	100.00%	\$322,813.37

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,775.47
Force Protection	9.00%	\$32,118.32
General Conditions	10.00%	\$32,281.34
Total Additional Hard Cost		\$66,175.13

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$38,898.85
SIOH Conus	6.50%	\$27,812.68
Design	10.00%	\$38,898.85
08 MYr Inflation Fct	9.93%	\$49,113.67
Total Soft Cost		\$154,724.04
Total Project Cost for Renovation		\$543,712.54

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.43%	\$32,109.75
Site Earthwork		\$32,109.75
03 Concrete	12.04%	\$71,204.40
Floor Construction		\$23,760.00
Slab on Grade		\$23,722.20
Standard Foundations		\$23,722.20
04 Masonry	8.88%	\$52,539.61
Exterior Walls		\$52,539.61
07 Thermal & Moisture Protection	12.26%	\$72,555.28
Roof Construction		\$13,677.53
Roof Coverings		\$58,877.75
08 Doors & Windows	11.27%	\$66,697.56
Exterior Doors		\$6,658.20
Exterior Windows		\$47,520.00
Interior Doors		\$12,519.36
09 Finishes	14.28%	\$84,504.24
Ceiling Finishes		\$13,806.32
Floor Finishes		\$25,058.12
Partitions		\$23,885.67
Wall Finishes		\$21,754.14
11 Equipment	4.47%	\$26,460.00
Other Equipment		\$26,460.00
13 Special Construction	4.83%	\$28,561.53
Communications & Security		\$12,857.43
Sprinklers		\$15,704.10
15 Mechanical	13.44%	\$79,508.52
Cooling Generating Systems		\$37,955.52
Domestic Water Dist		\$19,440.00
Plumbing Fixtures		\$22,113.00
16 Electrical	7.18%	\$42,471.54
Electrical Service & Distribution		\$42,471.54
19 FF&E	5.92%	\$35,000.00
Interior FF&E allowance		\$35,000.00
Total Raw Cost	100.00%	\$591,612.43

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,253.87
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$59,161.24
Total Additional Hard Cost		\$62,415.11

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$32,701.38
SIOH Conus	6.50%	\$44,637.38
Design	10.00%	\$65,402.75
08 MYr Inflation Fct	9.93%	\$79,119.17
Total Soft Cost		\$221,860.68
Total Project Cost for Replacement		\$875,888.22

INSERT BUILDING 470 FLOOR PLAN HERE



*Building 471
Hoffman Hall
Fort Riley, KS*

Building 0471

Building 471 was constructed in 1972. The 3,862 square foot facility contains 4 multi room lodging units with kitchens. The building is functioning as 4 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 6 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Fort Riley.

Cost Analysis

Renovation Cost	\$489,640.00
Replacement Cost	\$805,715.00
Renovation to Replacement Cost Ratio	60.77%

Because the Renovation to Replacement Cost Ratio is less than 50%, renovation of Building 471 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	6
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next three years.

Foundations

Standard Foundations

- Analysis: The foundation is of concrete on compacted soil. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Concrete floor is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Concrete floor is in good condition.
- Recommendation: No corrective action required

Roof Construction

- Analysis: Wood decking attached to sloped wooden rafters appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls have no apparent distress cracks.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The wood windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The residential grade metal clad wood doors with wood frames are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The gypsum wallboard on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior wood doors frames and associated hardware are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The building has a combination of brick and paint on gypsum wall board.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet and vinyl tile flooring. The carpet and vinyl tile are in fair condition.
- Recommendation: Replace carpet and vinyl tile.

Ceiling Finishes

- Analysis: The painted gypsum wallboard ceilings are in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: There is one 75 gallon hot water heater that is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The units have Carrier forced air systems with exterior condensing units. These units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Secondary service is a 250 amp sub main disconnect. This distribution panel provides power for lighting and receptacles.
- Recommendation: Replace/rework receptacles when existing interior brick wall is furred-out.

Communications and Security

- Analysis: The building has fire alarms with annunciators.
- Recommendation: No corrective action required

Equipment

Other Equipment

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
09 Finishes	64.07%	\$42,921.60
Carpet: Beyond Useful Life		\$10,972.32
Interior ceilings: Paint Failing		\$2,548.80
VCT: Beyond Useful Life		\$3,020.40
Vinyl Wall Covering: Beyond expected useful life		\$26,380.08
16 Electrical	6.07%	\$4,066.20
Receptacle: Missing or inadequate		\$4,066.20
19 FF&E	29.86%	\$20,000.00
Hard and soft goods: Beyond expected useful life		\$20,000.00
Total Raw Cost	100.00%	\$66,988.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$368.43
Force Protection	9.00%	\$6,664.97
General Conditions	10.00%	\$6,698.80
Total Additional Hard Cost		\$13,732.21

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$8,072.02
SIOH Conus	6.50%	\$5,771.49
Design	10.00%	\$8,072.02
08 MYr Inflation Fct	9.93%	\$10,191.73
Total Soft Cost		\$32,107.26
Total Project		\$112,827.47

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	2.06%	\$5,991.87
Roof Construction		\$5,991.87
08 Doors & Windows	4.15%	\$12,072.24
Interior Doors		\$12,072.24
09 Finishes	33.59%	\$97,644.68
Ceiling Finishes		\$17,819.68
Floor Finishes		\$22,683.95
Partitions		\$21,814.17
Wall Finishes		\$35,326.89
10 Specialties	0.17%	\$502.52
Fittings		\$502.52
11 Equipment	7.80%	\$22,680.00
Other Equipment		\$22,680.00
13 Special Construction	7.85%	\$22,820.62
Communications & Security		\$10,273.07
Sprinklers		\$12,547.55
15 Mechanical	22.97%	\$66,776.40
Cooling Generating Systems		\$30,326.40
Domestic Water Dist		\$17,496.00
Plumbing Fixtures		\$18,954.00
16 Electrical	11.08%	\$32,221.80
Electrical Service & Distribution		\$32,221.80
19 FF&E	10.32%	\$30,000.00
Interior FF&E allowance		\$30,000.00
Total Raw Cost	100.00%	\$290,710.14

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,598.91
Force Protection	9.00%	\$28,924.21
General Conditions	10.00%	\$29,071.01
Total Additional Hard Cost		\$59,594.12

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$35,030.43
SIOH Conus	6.50%	\$25,046.75
Design	10.00%	\$35,030.43
08 MYr Inflation Fct	9.93%	\$44,229.40
Total Soft Cost		\$139,337.01
Total Project Cost for Renovation		\$489,641.27

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.42%	\$29,478.06
Site Earthwork		\$29,478.06
03 Concrete	12.37%	\$67,305.60
Floor Construction		\$23,760.00
Slab on Grade		\$21,772.80
Standard Foundations		\$21,772.80
04 Masonry	9.16%	\$49,874.56
Exterior Walls		\$49,874.56
07 Thermal & Moisture Protection	12.30%	\$66,935.71
Roof Construction		\$12,828.53
Roof Coverings		\$54,107.18
08 Doors & Windows	11.30%	\$61,483.32
Exterior Doors		\$6,658.20
Exterior Windows		\$43,200.00
Interior Doors		\$11,625.12
09 Finishes	14.66%	\$79,799.91
Ceiling Finishes		\$13,157.45
Floor Finishes		\$23,256.80
Partitions		\$22,923.90
Wall Finishes		\$20,461.77
11 Equipment	4.17%	\$22,680.00
Other Equipment		\$22,680.00
13 Special Construction	4.82%	\$26,214.45
Communications & Security		\$11,800.86
Sprinklers		\$14,413.59
15 Mechanical	13.10%	\$71,286.48
Cooling Generating Systems		\$34,836.48
Domestic Water Dist		\$17,496.00
Plumbing Fixtures		\$18,954.00
16 Electrical	7.20%	\$39,157.56
Electrical Service & Distribution		\$39,157.56
19 FF&E	5.51%	\$30,000.00
Interior FF&E allowance		\$30,000.00
Total Raw Cost	100.00%	\$544,215.65

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,993.19
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$54,421.57
Total Additional Hard Cost		\$57,414.75

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$30,081.52
SIOH Conus	6.50%	\$41,061.27
Design	10.00%	\$60,163.04
08 MYr Inflation Fct	9.93%	\$72,780.57
Total Soft Cost		\$204,086.40
Total Project Cost for Replacement		\$805,716.80

INSERT BUILDING 471 FLOOR PLAN HERE



*Building 510
Grimes Hall
Fort Riley, KS*

Building 0510

Building 510 was constructed in 1931. The 11,824 square foot facility contains 7 multi room lodging units without kitchens. The building is functioning as 7 extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 15 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Ft Riley.

Cost Analysis

Renovation Cost	\$1,546,080.00
Replacement Cost	\$2,110,410.00
Renovation to Replacement Cost Ratio	73.26%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 510 is not recommended.

Attributes

01.Number of Units Constructed	7
02.Number of Units Used	7
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	7
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	7
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	15
16.Delta renovation	8

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is in fair condition and of limestone on compacted soil.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Concrete floor in basement is in fair condition with some minor cracking noted.
- Recommendation: No corrective action required

Superstructure

Floor Construction

- Analysis: The wood frame construction with wood decking appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood decking attached to sloped wooden rafters appears to have no visible stress cracks and to be in good condition. The gutters and downspouts are damaged and leaking.
- Recommendation: Replace gutters and downspouts

Exterior Enclosure

Exterior Walls

- Analysis: The brick wall mortar joints are in fair condition.
- Recommendation: Clean and repoint mortar joints.

Exterior Windows

- Analysis: The painted wood windows are in poor condition.
- Recommendation: Replace all exterior windows.

Exterior Doors

- Analysis: The residential grade wood doors with wood frames are used for the five entrances to the building. The doors are in poor condition.

- Recommendation: Replace all exterior wood doors.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. The roof covering is in poor condition.

- Recommendation: Replace asphalt shingles.

Interior Construction

Partitions

- Analysis: The plaster on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in fair condition. Electronic locks on all unit entry doors are in good condition.

- Recommendation: Refinish all doors. All frames and electronic hardware may be reused.

Fittings

- Analysis: The bathroom fittings are in poor condition.
- Recommendation: Replace bathroom fittings.

Stairs

Stair Construction

- Analysis: The wood stairs in the basement stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Combination of plaster on lath and vinyl wall coverings. Both are in poor condition.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet flooring and the restrooms ceramic tile. The carpet is in fair condition while the ceramic tile is in good condition.
- Recommendation: Replace missing or inadequate carpet.

Ceiling Finishes

- Analysis: The painted plaster on wood lath ceilings is in fair condition.

- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in poor condition.

- Recommendation: Replace all plumbing fixtures and associated piping.

Domestic Water Distribution

- Analysis: There is one existing 30 gallon hot water heater. The supply and waste lines for the building are in poor condition.

- Recommendation: Replace hot water heater and all supply and waste lines in the building.

HVAC

Cooling Generating Systems

- Analysis: The boiler is in poor condition.

- Recommendation: Replace with 14 new PTAC units.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.

- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a 200 amp main disconnect. This distribution panel provides power for lighting and receptacles. The electrical service is in poor condition.

- Recommendation: Replace with 600 amp main disconnect and all associated wiring throughout the building.

Communications and Security

- Analysis: Fire annunciator exists in this building.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: All other equipment is in good condition.

- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with some erosion and settlement at the North end of the building. Minor grading at north end to allow for proper drainage.
- Recommendation: Regrade/seed specific areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.28%	\$908.44
Site areas insufficient flow		\$908.44
04 Masonry	3.50%	\$11,404.80
Brick Wall: Repoint		\$11,404.80
07 Thermal & Moisture Protection	6.39%	\$20,807.28
Asphalt Shingle Roof: Beyond Useful Life		\$15,474.24
Gutters: Damaged or Failing		\$5,333.04
08 Doors & Windows	13.09%	\$42,590.40
Scratched and marred		\$5,870.46
Wood Door - Beyond Useful Life		\$24,642.30
Wood Framed windows: Damaged or failing		\$12,077.64
09 Finishes	22.46%	\$73,091.76
Carpet: Beyond Useful Life		\$19,057.20
Interior ceilings: Paint Failing		\$4,205.52
Vinyl Wall Covering: Beyond expected useful life		\$49,829.04
10 Specialties	0.18%	\$586.28
BR Accessories: Replace due to remodel		\$586.28
15 Mechanical	22.17%	\$72,161.23
Boiler: Beyond expected useful life		\$1,181.52
Domestic water system: Beyond expected useful life		\$29,359.82
Pipe, sewer or waste: Beyond expected useful life		\$14,086.27
PTAC: Missing or inadequate		\$26,689.82
Water heater: Beyond expected useful life		\$843.80
16 Electrical	21.18%	\$68,918.55
Main service: Beyond expected useful life		\$14,542.20
Pole mounted fixture: Missing or inadequate		\$14,472.00
Receptacle: Damaged or failing		\$39,904.35
19 FF&E	10.75%	\$35,000.00
Hard and soft goods: Beyond expected useful life		\$35,000.00
Total Raw Cost	100.00%	\$325,469.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,790.08
Force Protection	9.00%	\$32,382.54
General Conditions	10.00%	\$32,546.90
Total Additional Hard Cost		\$66,719.52

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$39,218.85
SIOH Conus	6.50%	\$28,041.48
Design	10.00%	\$39,218.85
08 MYr Inflation Fct	9.93%	\$49,517.70
Total Soft Cost		\$155,996.89
Total Project		\$548,185.40

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	0.10%	\$908.43
Site Development		\$908.43
03 Concrete	0.86%	\$7,938.00
Stair Construction		\$7,938.00
04 Masonry	1.25%	\$11,448.00
Exterior Walls		\$11,448.00
07 Thermal & Moisture Protection	3.24%	\$29,760.28
Roof Construction		\$14,979.69
Roof Coverings		\$14,780.60
08 Doors & Windows	12.35%	\$113,329.80
Exterior Doors		\$6,658.20
Exterior Windows		\$82,080.00
Interior Doors		\$24,591.60
09 Finishes	26.59%	\$244,039.05
Ceiling Finishes		\$44,549.19
Floor Finishes		\$56,637.23
Partitions		\$54,535.42
Wall Finishes		\$88,317.22
10 Specialties	0.14%	\$1,256.31
Fittings		\$1,256.31
11 Equipment	6.18%	\$56,700.00
Other Equipment		\$56,700.00
13 Special Construction	8.34%	\$76,569.34
Communications & Security		\$34,468.92
Sprinklers		\$42,100.42
15 Mechanical	21.01%	\$192,878.28
Cooling Generating Systems		\$101,753.28
Domestic Water Dist		\$43,740.00
Plumbing Fixtures		\$47,385.00
16 Electrical	11.78%	\$108,112.86
Electrical Service & Distribution		\$108,112.86
19 FF&E	8.17%	\$75,000.00
Interior FF&E allowance		\$75,000.00
Total Raw Cost	100.00%	\$917,940.36

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,048.67
Force Protection	9.00%	\$91,330.48
General Conditions	10.00%	\$91,794.04
Total Additional Hard Cost		\$188,173.18

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$110,611.35
SIOH Conus	6.50%	\$79,087.12
Design	10.00%	\$110,611.35
08 MYr Inflation Fct	9.93%	\$139,657.84
Total Soft Cost		\$439,967.67
Total Project Cost for Renovation		\$1,546,081.21

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.84%	\$40,489.61
Site Earthwork		\$40,489.61
03 Concrete	16.32%	\$232,599.76
Floor Construction		\$134,870.56
Slab on Grade		\$29,932.20
Stair Construction		\$7,938.00
Standard Foundations		\$59,859.00
04 Masonry	6.44%	\$91,784.33
Exterior Walls		\$91,784.33
07 Thermal & Moisture Protection	7.61%	\$108,529.93
Roof Construction		\$34,450.60
Roof Coverings		\$74,079.33
08 Doors & Windows	8.32%	\$118,623.96
Exterior Doors		\$10,611.00
Exterior Windows		\$82,080.00
Interior Doors		\$25,932.96
09 Finishes	14.15%	\$201,707.44
Ceiling Finishes		\$32,473.16
Floor Finishes		\$57,193.88
Partitions		\$60,044.45
Wall Finishes		\$51,995.95
10 Specialties	0.11%	\$1,628.64
Fittings		\$1,628.64
11 Equipment	3.98%	\$56,700.00
Other Equipment		\$56,700.00
13 Special Construction	5.06%	\$72,070.24
Communications & Security		\$32,443.58
Sprinklers		\$39,626.66
15 Mechanical	22.47%	\$320,279.40
Cooling Generating Systems		\$95,774.40
Domestic Water Dist		\$43,740.00
Plumbing Fixtures		\$180,765.00
16 Electrical	7.44%	\$106,047.90
Electrical Service & Distribution		\$106,047.90
19 FF&E	5.26%	\$75,000.00
Interior FF&E allowance		\$75,000.00
Total Raw Cost	100.00%	\$1,425,461.20

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,840.04
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$142,546.12

Total Additional Hard Cost	\$150,386.16
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Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$78,792.37
SIOH Conus	6.50%	\$107,551.58
Design	10.00%	\$157,584.74
08 MYr Inflation Fct	9.93%	\$190,633.76
Total Soft Cost		\$534,562.45
Total Project Cost for Replacement		\$2,110,409.80

INSERT BUILDING 510 FLOOR PLANS HERE



*Building 541
Lott Hall
Fort Riley, KS*

Building 0541

Building 541 was constructed in 1966. The 19,828 square foot facility contains 37 lodging units; 31 single stay rooms without kitchens and 6 multi room units without kitchens. The building is functioning as 31 standard stay rooms and 6 extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 32 extended stay rooms and 6 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Ft Riley.

Cost Analysis

Renovation Cost	\$2,763,690.00
Replacement Cost	\$3,783,325.00
Renovation to Replacement Cost Ratio	73.05%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 541 is not recommended.

Attributes

01.Number of Units Constructed	37
02.Number of Units Used	37
03.Back of House Function	No
04.Single Room w/o FullKitchen	31
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	6
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	31
11.Operating as Extended Stay	6
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	32
15.Renovated to Family Suite	6
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, desk with chair, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is in good condition and of cast-in-place concrete with a crawl space.
- Recommendation: No corrective action required

Slab on Grade

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood on piers with a steel floor beam appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to sloped wooden rafters. The roof structure appears to have no visible distress and be in good condition. The are in poor condition.
- Recommendation: Replace soffits.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls look in good condition and the wood siding on the ends of the facility are in fair condition. The existing brick chimney is in poor condition.
- Recommendation: Replace wood end walls.

Exterior Windows

- Analysis: The painted wood windows are in poor condition.
- Recommendation: Replace all exterior windows.

Exterior Doors

- Analysis: Metal doors are used for the five entrances to the building. The doors are in poor condition.
- Recommendation: Replace all exterior doors.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. The roof is in poor condition.
- Recommendation: Replace asphalt shingles.

Interior Construction

Partitions

- Analysis: The gypsum board on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior wood doors, frames and associated hardware are in fair condition. Electronic locks on all unit entry doors are in good condition.
- Recommendation: Refinish doors and frames. Reuse all electronic hardware.

Fittings

- Analysis: The bathroom fixtures are in poor condition.
- Recommendation: Replace all bathroom fixtures.

Stairs

Stair Construction

- Analysis: Stairs are of wood construction and covered with rubber treads and are in good condition..
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The painted gypsum board walls are in fair condition.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet flooring and the restrooms ceramic tile. The carpet and ceramic tile are both in fair condition.
- Recommendation: Replace all carpeting and ceramic tile.

Ceiling Finishes

- Analysis: The painted gypsum board ceiling is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are in poor condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The building is served with 2 Burnham packaged boilers and the system is in good condition. The supply and waste lines for the building are in poor condition.

- Recommendation: Replace the supply and waste lines for this facility.

HVAC

Cooling Generating Systems

- Analysis: The building is serviced by a 2-pipe Burnham packaged boiler, six each and outside condensing units. The system was installed in 1988 and is in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a 1600 amp main disconnect. This distribution panel provides power for lighting and receptacles. The receptacles adjacent to the kitchen sink are not G.F.I. The electrical service is in poor condition.

- Recommendation: Replace 1600 amp main disconnect.

Communications and Security

- Analysis: Fire annunciator is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with sidewalks and parking lots. Some erosion and settlement was noted.

- Recommendation: Regrade/seed specific areas to allow for proper drainage.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	9.66%	\$61,266.44
Parking: AC Pavement Damaged or Failing		\$23,004.00
Site areas insufficient flow		\$38,262.44
07 Thermal & Moisture Protection	9.98%	\$63,279.62
Asphalt Shingle Roof: Beyond Useful Life		\$29,572.99
Soffit: Damaged or failing		\$12,527.57
Wood Siding: Damaged or failing		\$21,179.06
08 Doors & Windows	13.35%	\$84,619.14
Exterior Steel Door - Beyond expected useful life		\$12,045.04
Scratched and marred		\$16,216.80
Wood Framed windows: Damaged or failing		\$56,357.30
09 Finishes	22.98%	\$145,705.88
Carpet: Beyond Useful Life		\$41,002.04
Floor Tile: Damaged or Failing		\$7,212.24
Interior ceilings: Paint Failing		\$9,558.00
Vinyl Wall Covering: Beyond expected useful life		\$87,933.60
10 Specialties	0.49%	\$3,098.90
BR Accessories: Replace due to remodel		\$3,098.90
15 Mechanical	8.45%	\$53,596.14
Domestic water system: Beyond expected useful life		\$36,218.37
Pipe, sewer or waste: Beyond expected useful life		\$17,377.77
16 Electrical	5.90%	\$37,402.56
Inadequate exterior Lighting		\$788.40
Main service: Missing or inadequate		\$34,696.08
Receptacle: Requires GFCI type		\$1,918.08
19 FF&E	29.18%	\$185,000.00
Hard and soft goods: Beyond expected useful life		\$185,000.00
Total Raw Cost	100.00%	\$633,969.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,486.83
Force Protection	9.00%	\$63,076.75
General Conditions	10.00%	\$63,396.90
Total Additional Hard Cost		\$129,960.48

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$76,392.95

SIOH Conus	6.50%	\$54,620.96
Design	10.00%	\$76,392.95
08 MYr Inflation Fct	9.93%	\$96,453.70
Total Soft Cost		\$303,860.55
Total Project		\$1,067,790.03

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	3.73%	\$61,266.45
Site Development		\$61,266.45
03 Concrete	0.48%	\$7,938.00
Stair Construction		\$7,938.00
04 Masonry	1.36%	\$22,283.55
Exterior Walls		\$22,283.55
07 Thermal & Moisture Protection	2.83%	\$46,473.65
Roof Construction		\$24,199.74
Roof Coverings		\$22,273.91
08 Doors & Windows	13.56%	\$222,575.04
Exterior Windows		\$181,440.00
Interior Doors		\$41,135.04
09 Finishes	27.08%	\$444,404.38
Ceiling Finishes		\$81,178.52
Floor Finishes		\$127,966.15
Partitions		\$88,102.18
Wall Finishes		\$147,157.52
10 Specialties	0.19%	\$3,182.65
Fittings		\$3,182.65
11 Equipment	0.19%	\$3,182.65
Other Equipment		\$3,182.65
13 Special Construction	7.17%	\$117,568.43
Communications & Security		\$52,925.32
Sprinklers		\$64,643.11
15 Mechanical	21.69%	\$355,983.12
Cooling Generating Systems		\$156,237.12
Domestic Water Dist		\$79,704.00
Plumbing Fixtures		\$120,042.00
16 Electrical	10.12%	\$166,001.94
Electrical Service & Distribution		\$166,001.94
19 FF&E	11.58%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$1,640,859.87

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,024.73
Force Protection	9.00%	\$163,257.35
General Conditions	10.00%	\$164,085.99
Total Additional Hard Cost		\$336,368.07

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$197,722.79
SIOH Conus	6.50%	\$141,371.80
Design	10.00%	\$197,722.79
08 MYr Inflation Fct	9.93%	\$249,644.70
Total Soft Cost		\$786,462.08
Total Project Cost for Renovation		\$2,763,690.02

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.83%	\$72,357.84
Site Earthwork		\$72,357.84
03 Concrete	15.94%	\$407,236.16
Floor Construction		\$238,691.36
Slab on Grade		\$53,535.60
Stair Construction		\$7,938.00
Standard Foundations		\$107,071.20
04 Masonry	5.55%	\$141,952.17
Exterior Walls		\$141,952.17
07 Thermal & Moisture Protection	7.45%	\$190,255.49
Roof Construction		\$58,356.86
Roof Coverings		\$131,898.63
08 Doors & Windows	9.18%	\$234,527.40
Exterior Doors		\$10,611.00
Exterior Windows		\$181,440.00
Interior Doors		\$42,476.40
09 Finishes	13.86%	\$354,160.55
Ceiling Finishes		\$55,471.39
Floor Finishes		\$127,371.04
Partitions		\$95,513.61
Wall Finishes		\$75,804.51
10 Specialties	0.06%	\$1,628.64
Fittings		\$1,628.64
11 Equipment	5.62%	\$143,640.00
Other Equipment		\$143,640.00
13 Special Construction	5.04%	\$128,913.72
Communications & Security		\$58,032.59
Sprinklers		\$70,881.13
15 Mechanical	19.74%	\$504,439.92
Cooling Generating Systems		\$171,313.92
Domestic Water Dist		\$79,704.00
Plumbing Fixtures		\$253,422.00
16 Electrical	7.29%	\$186,308.64
Electrical Service & Distribution		\$186,308.64
19 FF&E	7.44%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$2,555,420.53

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$14,054.81
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$255,542.05

Total Additional Hard Cost	\$269,596.87
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Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$141,250.87
SIOH Conus	6.50%	\$192,807.44
Design	10.00%	\$282,501.74
08 MYr Inflation Fct	9.93%	\$341,748.64
Total Soft Cost		\$958,308.69
Total Project Cost for Replacement		\$3,783,326.08

INSERT BUILDING 541 FLOOR PLANS HERE



*Building 542
Hoyle Hall
Fort Riley, KS*

Building 0542

Building 542 was constructed in 1966. The 15,487 square foot facility contains 30 single room lodging units without kitchens. The building is functioning as 30 standard stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 32 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Ft Riley.

Cost Analysis

Renovation Cost	\$2,218,715.00
Replacement Cost	\$2,812,300.00
Renovation to Replacement Cost Ratio	78.89%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 542 is not recommended.

Attributes

01.Number of Units Constructed	30
02.Number of Units Used	30
03.Back of House Function	No
04.Single Room w/o FullKitchen	30
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	30
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	32
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, desk w/chair, a couch, desk with chair, davenport, table w/chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is in good condition and of cast-in-place concrete with a crawl space.
- Recommendation: No corrective action required

Slab on Grade

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood on piers with a steel floor beam. The floor framing appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to sloped wooden rafters. The roof structure appears to have no visible distress and is in good condition. The soffits are showing signs of failure.
- Recommendation: Replace soffits.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls appears to be in good condition and the wood siding on the ends of the facility are in fair condition.
- Recommendation: Replace wood end walls.

Exterior Windows

- Analysis: The painted wood windows are in poor condition.
- Recommendation: Replace all exterior windows.

Exterior Doors

- Analysis: Metal doors are used for the five entrances to the building. The doors are in poor condition.
- Recommendation: Replace all exterior doors.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. The roof covering is in poor condition.
- Recommendation: Replace asphalt shingles.

Interior Construction

Partitions

- Analysis: The gypsum board on wood studs are in good condition. Hallways are 4'-0' +/- wide & do not meet the exiting width requirements.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior wood doors, frames and associated hardware are in fair condition. Electronic locks on all unit entry doors are in good condition.
- Recommendation: Refinish doors and frames. All electronic hardware may be reused.

Fittings

- Analysis: The bathroom fixtures are in poor condition.
- Recommendation: Replace all bathroom fixtures.

Stairs

Stair Construction

- Analysis: Stairs are of wood construction and covered with rubber treads and are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The painted gypsum board walls are in fair condition.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet flooring and the restrooms have ceramic tile. The carpet and tile are both in fair condition.
- Recommendation: Replace all carpeting and ceramic tile.

Ceiling Finishes

- Analysis: The Ceilings are gypsum board with paint finish. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are in poor condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The building is served with 2 Burnham packaged boilers and the system is in good condition. The supply and waste lines for the building are in poor condition.
- Recommendation: Replace the supply and waste lines for this facility.

HVAC

Cooling Generating Systems

- Analysis: The building is serviced by a 2-pipe Burnham packaged boiler, six each and outside condensing units. The system was installed in 1988 and is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a 1600 amp sub main disconnect. This distribution panel provides power for lighting and receptacles. The receptacles adjacent to the kitchen sink are not G.F.I. The electrical service is in poor condition.
- Recommendation: Replace sub main disconnect and all associated wiring through out the building.

Communications and Security

- Analysis: Fire annunciator is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with sidewalks and parking lots. Some erosion and settlement was noted.
- Recommendation: Regrade/seed specific areas to allow for proper drainage.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	6.00%	\$34,362.91
Parking: AC Pavement Damaged or Failing		\$23,004.00
Site areas insufficient flow		\$11,358.91
07 Thermal & Moisture Protection	9.49%	\$54,356.92
Asphalt Shingle Roof: Beyond Useful Life		\$29,229.12
Soffit: Damaged or failing		\$9,062.50
Wood Siding: Damaged or failing		\$16,065.30
08 Doors & Windows	13.87%	\$79,479.22
Exterior Steel Door - Beyond expected useful life		\$12,045.04
Scratched and marred		\$13,084.80
Wood Framed windows: Damaged or failing		\$54,349.38
09 Finishes	20.37%	\$116,696.21
Carpet: Beyond Useful Life		\$32,916.94
Floor Tile: Damaged or Failing		\$5,769.79
Interior ceilings: Paint Failing		\$7,662.60
Vinyl Wall Covering: Beyond expected useful life		\$70,346.88
10 Specialties	0.44%	\$2,512.62
BR Accessories: Replace due to remodel		\$2,512.62
15 Mechanical	17.18%	\$98,450.20
Boiler: Beyond expected useful life		\$31,738.92
Domestic water system: Beyond expected useful life		\$45,080.16
Pipe, sewer or waste: Beyond expected useful life		\$21,631.12
16 Electrical	6.47%	\$37,039.68
Inadequate exterior Lighting		\$788.40
Main service: Missing or inadequate		\$34,696.08
Receptacle: Requires GFCI type		\$1,555.20
19 FF&E	26.18%	\$150,000.00
Hard and soft goods: Beyond expected useful life		\$150,000.00
Total Raw Cost	100.00%	\$572,898.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,150.94
Force Protection	9.00%	\$57,000.49
General Conditions	10.00%	\$57,289.80
Total Additional Hard Cost		\$117,441.23

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Contingency	10.00%	\$69,033.92
SIOH Conus	6.50%	\$49,359.25
Design	10.00%	\$69,033.92
08 MYr Inflation Fct	9.93%	\$87,162.20
Total Soft Cost		\$274,589.30
Total Project		\$964,928.52

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	2.67%	\$35,151.00
Site Development		\$35,151.00
03 Concrete	0.60%	\$7,938.00
Stair Construction		\$7,938.00
04 Masonry	1.26%	\$16,543.85
Exterior Walls		\$16,543.85
07 Thermal & Moisture Protection	2.75%	\$36,265.49
Roof Construction		\$18,207.87
Roof Coverings		\$18,057.62
08 Doors & Windows	14.82%	\$195,265.08
Exterior Doors		\$6,658.20
Exterior Windows		\$155,520.00
Interior Doors		\$33,086.88
09 Finishes	26.33%	\$346,812.57
Ceiling Finishes		\$63,358.85
Floor Finishes		\$105,335.08
Partitions		\$66,288.02
Wall Finishes		\$111,830.63
10 Specialties	0.20%	\$2,680.13
Fittings		\$2,680.13
13 Special Construction	7.17%	\$94,455.24
Communications & Security		\$42,520.55
Sprinklers		\$51,934.69
15 Mechanical	21.93%	\$288,817.92
Cooling Generating Systems		\$125,521.92
Domestic Water Dist		\$62,208.00
Plumbing Fixtures		\$101,088.00
16 Electrical	10.12%	\$133,367.04
Electrical Service & Distribution		\$133,367.04
19 FF&E	12.15%	\$160,000.00
Interior FF&E allowance		\$160,000.00
Total Raw Cost	100.00%	\$1,317,296.32

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,245.13
Force Protection	9.00%	\$131,064.40
General Conditions	10.00%	\$131,729.63
Total Additional Hard Cost		\$270,039.16

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Contingency	10.00%	\$158,733.55
SIOH Conus	6.50%	\$113,494.49
Design	10.00%	\$158,733.55
08 MYr Inflation Fct	9.93%	\$200,416.90
Total Soft Cost		\$631,378.48
Total Project Cost for Renovation		\$2,218,713.97

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.79%	\$53,006.54
Site Earthwork		\$53,006.54
03 Concrete	15.86%	\$301,198.19
Floor Construction		\$175,653.59
Slab on Grade		\$39,204.00
Stair Construction		\$7,938.00
Standard Foundations		\$78,402.60
04 Masonry	5.88%	\$111,737.45
Exterior Walls		\$111,737.45
07 Thermal & Moisture Protection	7.39%	\$140,400.64
Roof Construction		\$43,604.74
Roof Coverings		\$96,795.91
08 Doors & Windows	10.56%	\$200,559.24
Exterior Doors		\$10,611.00
Exterior Windows		\$155,520.00
Interior Doors		\$34,428.24
09 Finishes	14.58%	\$276,926.31
Ceiling Finishes		\$42,832.35
Floor Finishes		\$105,360.91
Partitions		\$73,118.15
Wall Finishes		\$55,614.90
10 Specialties	0.09%	\$1,628.64
Fittings		\$1,628.64
13 Special Construction	4.97%	\$94,396.73
Communications & Security		\$42,494.21
Sprinklers		\$51,902.52
15 Mechanical	22.22%	\$422,120.16
Cooling Generating Systems		\$125,444.16
Domestic Water Dist		\$62,208.00
Plumbing Fixtures		\$234,468.00
16 Electrical	7.24%	\$137,572.02
Electrical Service & Distribution		\$137,572.02
19 FF&E	8.42%	\$160,000.00
Interior FF&E allowance		\$160,000.00
Total Raw Cost	100.00%	\$1,899,545.92

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$10,447.50
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$189,954.59
Total Additional Hard Cost		\$200,402.09

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$104,997.40
SIOH Conus	6.50%	\$143,321.45
Design	10.00%	\$209,994.80
08 MYr Inflation Fct	9.93%	\$254,035.38
Total Soft Cost		\$712,349.04
Total Project Cost for Replacement		\$2,812,297.05

INSERT BUILDING 542 FLOOR PLANS HERE



*Building 620
Mitchell Terrace
Fort Riley, KS*

Building 0620

Building 620 was constructed in 1960. The 11,858 square foot facility contains 12 multi room lodging units with kitchens. The building is functioning as 12 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 24 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Ft Riley.

Cost Analysis

Renovation Cost	\$1,447,750.00
Replacement Cost	\$2,212,845.00
Renovation to Replacement Cost Ratio	65.42%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 620 is not recommended.

Attributes

01.Number of Units Constructed	12
02.Number of Units Used	12
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	12
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	12
13.Renovated to Standard	24
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	12

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, table w/chairs, dressers, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is of cast-in-place. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: This facility has a partial basement with a crawl space that is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor above crawl space is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The wood decking attached to the sloped wooden rafters appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls and horizontal lap siding are in like new condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are aluminum double pane insulated with interior blinds and are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The building has residential grade hollow metal door. Doors and frames are in like new condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. New roof covering was installed in 1997. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The gypsum wall board on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.
- Recommendation: Refinish doors.

Fittings

- Analysis: The bathroom fixtures are in poor condition.
- Recommendation: Replace all bathroom fixtures.

Stairs

Stair Construction

- Analysis: The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The units have paint on gypsum drywall in fair condition.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet, vinyl tile flooring in kitchen and ceramic tile in the bathrooms. All flooring is in fair condition.
- Recommendation: Replace carpet, vinyl tile in kitchen and ceramic tile in the bath areas.

Ceiling Finishes

- Analysis: The ceilings are gypsum drywall. The gypsum wallboard ceiling in the basement is in poor condition. The paint is in fair condition.
- Recommendation: Repaint all ceilings. Replace the gypsum wallboard ceiling in the basement.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in good condition, however, the restrooms do not have any mechanical ventilation.
- Recommendation: No action required.

Domestic Water Distribution

- Analysis: There is one Lochinuar Brand 125 gallon hot water heater that is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The units have Carrier forced air systems with exterior condensing units.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist and none are required.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a 400 amp main disconnect. This distribution panel provides power for lighting and receptacles. All are in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire annunciators are installed.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with sidewalks and parking lots. All sitework is in generally good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
08 Doors & Windows	4.09%	\$7,153.08
Scratched and marred		\$7,153.08
09 Finishes	49.40%	\$86,416.74
Carpet: Beyond Useful Life		\$37,536.94
Drywall Ceilings: Damaged or Failing		\$1,502.32
Floor Tile: Damaged or Failing		\$6,010.20
Interior ceilings: Paint Failing		\$15,292.80
Interior walls: Paint failing		\$21,027.60
Sheet Vinyl: Beyond Useful Life		\$4,181.17
Vinyl Wall Covering: Beyond expected useful life		\$865.71
10 Specialties	0.34%	\$586.28
BR Accessories: Replace due to remodel		\$586.28
15 Mechanical	11.88%	\$20,780.28
Restroom exhaust: Missing or inadequate		\$20,780.28
19 FF&E	34.30%	\$60,000.00
Hard and soft goods: Beyond expected useful life		\$60,000.00
Total Raw Cost	100.00%	\$174,936.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$962.15
Force Protection	9.00%	\$17,405.26
General Conditions	10.00%	\$17,493.60
Total Additional Hard Cost		\$35,861.01

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$21,079.70
SIOH Conus	6.50%	\$15,071.99
Design	10.00%	\$21,079.70
08 MYr Inflation Fct	9.93%	\$26,615.22
Total Soft Cost		\$83,846.61

Total Project	\$294,643.61
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Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	0.92%	\$7,938.00
Stair Construction		\$7,938.00
07 Thermal & Moisture Protection	1.59%	\$13,655.90
Roof Construction		\$13,655.90
08 Doors & Windows	3.02%	\$25,932.96
Interior Doors		\$25,932.96
09 Finishes	30.26%	\$260,124.12
Ceiling Finishes		\$47,519.14
Floor Finishes		\$79,016.00
Partitions		\$49,716.01
Wall Finishes		\$83,872.97
10 Specialties	0.23%	\$2,010.10
Fittings		\$2,010.10
13 Special Construction	9.56%	\$82,180.22
Communications & Security		\$36,994.75
Sprinklers		\$45,185.47
15 Mechanical	26.95%	\$231,681.60
Cooling Generating Systems		\$109,209.60
Domestic Water Dist		\$46,656.00
Plumbing Fixtures		\$75,816.00
16 Electrical	13.50%	\$116,035.20
Electrical Service & Distribution		\$116,035.20
19 FF&E	13.96%	\$120,000.00
Interior FF&E allowance		\$120,000.00
Total Raw Cost	100.00%	\$859,558.10

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,727.57
Force Protection	9.00%	\$85,521.73
General Conditions	10.00%	\$85,955.81
Total Additional Hard Cost		\$176,205.11

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$103,576.32
SIOH Conus	6.50%	\$74,057.07
Design	10.00%	\$103,576.32
08 MYr Inflation Fct	9.93%	\$130,775.41
Total Soft Cost		\$411,985.12
Total Project Cost for Renovation		\$1,447,748.33

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.72%	\$40,606.25
Site Earthwork		\$40,606.25
03 Concrete	15.59%	\$233,017.59
Floor Construction		\$135,029.19
Slab on Grade		\$30,018.60
Stair Construction		\$7,938.00
Standard Foundations		\$60,031.80
04 Masonry	6.18%	\$92,354.42
Exterior Walls		\$92,354.42
07 Thermal & Moisture Protection	7.20%	\$107,683.40
Roof Construction		\$33,381.86
Roof Coverings		\$74,301.54
08 Doors & Windows	10.63%	\$158,845.32
Exterior Doors		\$10,611.00
Exterior Windows		\$120,960.00
Interior Doors		\$27,274.32
09 Finishes	14.05%	\$209,992.06
Ceiling Finishes		\$32,345.50
Floor Finishes		\$79,562.82
Partitions		\$55,964.86
Wall Finishes		\$42,118.88
10 Specialties	0.11%	\$1,628.64
Fittings		\$1,628.64
13 Special Construction	4.84%	\$72,278.29
Communications & Security		\$32,537.24
Sprinklers		\$39,741.05
15 Mechanical	23.54%	\$351,902.88
Cooling Generating Systems		\$96,050.88
Domestic Water Dist		\$46,656.00
Plumbing Fixtures		\$209,196.00
16 Electrical	7.11%	\$106,341.66
Electrical Service & Distribution		\$106,341.66
19 FF&E	8.03%	\$120,000.00
Interior FF&E allowance		\$120,000.00
Total Raw Cost	100.00%	\$1,494,650.51

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,220.58
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$149,465.05
Total Additional Hard Cost		\$157,685.63

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$82,616.81
SIOH Conus	6.50%	\$112,771.94
Design	10.00%	\$165,233.61
08 MYr Inflation Fct	9.93%	\$199,886.78
Total Soft Cost		\$560,509.14
Total Project Cost for Replacement		\$2,212,845.28

INSERT BUILDING 620 FLOOR PLANS HERE



*Building 621
Mitchell Terrace
Fort Riley, KS*

Building 0621

Building 621 was constructed in 1960. The 11,858 square foot facility contains 12 multi room lodging units with kitchens. The building is functioning as 12 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 18 standard stay rooms and 6 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Ft Riley.

Cost Analysis

Renovation Cost	\$1,518,220.00
Replacement Cost	\$2,246,425.00
Renovation to Replacement Cost Ratio	67.58%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 621 is not recommended.

Attributes

01.Number of Units Constructed	12
02.Number of Units Used	12
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	12
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	12
13.Renovated to Standard	18
14.Renovated to Extended Stay	6
15.Renovated to Family Suite	0
16.Delta renovation	12

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, table w/chairs, dressers, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is of cast-in-place. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: This facility has a partial basement with a crawl space that is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor above crawl space is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to sloped wooden rafters. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls and horizontal lap siding are in like new condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The aluminum double pane insulated windows with interior blinds are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The building has residential grade hollow metal door. Doors and frames are in like new condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: There building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with the downspouts exposed. New roof covering was installed in 1999. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The gypsum wall board on wood studs is in good condition. The gypsum wallboard ceiling in the basement is in poor condition.
- Recommendation: Replace the gypsum wallboard ceiling in the basement.

Interior Doors

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in fair condition.
- Recommendation: Doors need to be refinished.

Fittings

- Analysis: The bathroom fixtures are in poor condition.
- Recommendation: Replace all bathroom fixtures.

Stairs

Stair Construction

- Analysis: Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The units have paint on gypsum drywall. The condition of the paint is poor.
- Recommendation: Install vinyl wallcovering.

Floor Finishes

- Analysis: The units have carpet, vinyl tile flooring in kitchen and ceramic tile in the bathrooms. All flooring is in fair condition.
- Recommendation: Replace carpet, vinyl tile in kitchen and ceramic tile in the bath areas.

Ceiling Finishes

- Analysis: Ceilings are gypsum drywall. The paint is in good condition. The ceiling in the basement is in poor condition.

- Recommendation: Repaint ceilings in guest rooms and replace ceiling in basement.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures and piping are in good condition but the restrooms do not have any mechanical ventilation. The vanities are in fair condition.
- Recommendation: Install new vanities and sinks. Install exhaust fans in the restrooms.

Domestic Water Distribution

- Analysis: There is one 125 gallon hot water heater and two 175 gallon Ventura Brand storage tanks that are in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The units have forced air systems with exterior condensing units that are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: Fire sprinklers exist and are in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a General Electric 400 amp main disconnect. This distribution panel provides power for lighting and receptacles.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: A fire annunciator that was upgraded in 2003 is in like new condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with sidewalks and parking lots with some erosion and settlement.
- Recommendation: Regrade/seed specific areas to allow for proper drainage.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	31.55%	\$88,379.76
Site areas insufficient flow		\$88,379.76
08 Doors & Windows	3.60%	\$10,094.40
Scratched and marred		\$10,094.40
09 Finishes	24.80%	\$69,474.61
Carpet: Beyond Useful Life		\$32,050.78
Drywall Ceilings: Damaged or Failing		\$1,502.32
Floor Tile: Damaged or Failing		\$6,010.20
Interior ceilings: Paint Failing		\$7,009.20
Interior walls: Paint failing		\$17,841.60
Sheet Vinyl: Damaged or Failing		\$4,181.17
Vinyl Wall Covering: Beyond expected useful life		\$879.34
10 Specialties	0.21%	\$586.28
BR Accessories: Replace due to remodel		\$586.28
15 Mechanical	18.41%	\$51,574.75
Restroom exhaust: Missing or inadequate		\$41,560.56
Sink & vanity: Replace due to remodel		\$10,014.19
19 FF&E	21.42%	\$60,000.00
Hard and soft goods: Beyond expected useful life		\$60,000.00
Total Raw Cost	100.00%	\$280,110.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,540.61
Force Protection	9.00%	\$27,869.54
General Conditions	10.00%	\$28,011.00
Total Additional Hard Cost		\$57,421.15

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$33,753.11
SIOH Conus	6.50%	\$24,133.48
Design	10.00%	\$33,753.11
08 MYr Inflation Fct	9.93%	\$42,616.67
Total Soft Cost		\$134,256.37
Total Project		\$471,787.52

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	9.80%	\$88,379.64
Site Development		\$88,379.64
03 Concrete	0.88%	\$7,938.00
Stair Construction		\$7,938.00
07 Thermal & Moisture Protection	1.51%	\$13,655.90
Roof Construction		\$13,655.90
08 Doors & Windows	2.88%	\$25,932.96
Interior Doors		\$25,932.96
09 Finishes	28.86%	\$260,124.12
Ceiling Finishes		\$47,519.14
Floor Finishes		\$79,016.00
Partitions		\$49,716.01
Wall Finishes		\$83,872.97
10 Specialties	0.01%	\$83.75
Fittings		\$83.75
11 Equipment	0.22%	\$2,010.10
Other Equipment		\$2,010.10
13 Special Construction	7.73%	\$69,716.66
Communications & Security		\$31,384.08
Sprinklers		\$38,332.58
15 Mechanical	23.87%	\$215,118.72
Cooling Generating Systems		\$92,646.72
Domestic Water Dist		\$46,656.00
Plumbing Fixtures		\$75,816.00
16 Electrical	10.92%	\$98,437.14
Electrical Service & Distribution		\$98,437.14
19 FF&E	13.31%	\$120,000.00
Interior FF&E allowance		\$120,000.00
Total Raw Cost	100.00%	\$901,396.98

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,957.68
Force Protection	9.00%	\$89,684.49
General Conditions	10.00%	\$90,139.70
Total Additional Hard Cost		\$184,781.87

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$108,617.89
SIOH Conus	6.50%	\$77,661.79
Design	10.00%	\$108,617.89

08 MYr Inflation Fct	9.93%	\$137,140.89
Total Soft Cost		\$432,038.45
Total Project Cost for Renovation		\$1,518,217.31

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.68%	\$40,606.25
Site Earthwork		\$40,606.25
03 Concrete	15.36%	\$233,017.59
Floor Construction		\$135,029.19
Slab on Grade		\$30,018.60
Stair Construction		\$7,938.00
Standard Foundations		\$60,031.80
04 Masonry	6.09%	\$92,354.42
Exterior Walls		\$92,354.42
07 Thermal & Moisture Protection	7.10%	\$107,683.40
Roof Construction		\$33,381.86
Roof Coverings		\$74,301.54
08 Doors & Windows	10.47%	\$158,845.32
Exterior Doors		\$10,611.00
Exterior Windows		\$120,960.00
Interior Doors		\$27,274.32
09 Finishes	13.84%	\$209,992.06
Ceiling Finishes		\$32,345.50
Floor Finishes		\$79,562.82
Partitions		\$55,964.86
Wall Finishes		\$42,118.88
10 Specialties	0.11%	\$1,628.64
Fittings		\$1,628.64
11 Equipment	1.49%	\$22,680.00
Other Equipment		\$22,680.00
13 Special Construction	4.76%	\$72,278.29
Communications & Security		\$32,537.24
Sprinklers		\$39,741.05
15 Mechanical	23.19%	\$351,902.88
Cooling Generating Systems		\$96,050.88
Domestic Water Dist		\$46,656.00
Plumbing Fixtures		\$209,196.00
16 Electrical	7.01%	\$106,341.66
Electrical Service & Distribution		\$106,341.66
19 FF&E	7.91%	\$120,000.00
Interior FF&E allowance		\$120,000.00
Total Raw Cost	100.00%	\$1,517,330.51

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,345.32
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$151,733.05

Total Additional Hard Cost	\$160,078.37
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Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$83,870.44
SIOH Conus	6.50%	\$114,483.16
Design	10.00%	\$167,740.89
08 MYr Inflation Fct	9.93%	\$202,919.88
Total Soft Cost		\$569,014.37
Total Project Cost for Replacement		\$2,246,423.25

INSERT BUILDING 621 FLOOR PLANS HERE



*Building 5309
Will Hall
Fort Riley, KS*

Building 5309

Building 5309 was constructed in 1956. The 28,974 square foot facility contains 30 lodging units; 3 single room units without kitchens and 27 multi room units without kitchens. The building is functioning as 3 extended stay rooms and 27 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 56 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 108% for Ft Riley.

Cost Analysis

Renovation Cost	\$3,952,735.00
Replacement Cost	\$5,697,600.00
Renovation to Replacement Cost Ratio	69.38%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5309 is not recommended.

Attributes

01.Number of Units Constructed	30
02.Number of Units Used	30
03.Back of House Function	No
04.Single Room w/o FullKitchen	3
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	27
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	3
12.Operating as Family Suite	27
13.Renovated to Standard	56
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	26

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of head boards, night stands, dresser in each bedroom, dressers, easy chairs, mirror, end tables and a TV cabinet with drawers. All are in good condition. Soft goods consist of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in good condition.
- Recommendation: Replace these goods within the next two years.

Foundations

Standard Foundations

- Analysis: Foundation is of cast-in-place. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: This facility has a slab-on-grade that is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The concrete floor system is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Concrete roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows were replaced in 1993 with double insulated aluminum frames that are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The hollow metal exterior doors are in fair condition.
- Recommendation: Remove and replace all doors and frames.

Roofing

Roof Coverings

- Analysis: Existing flat, EPDM roof that was installed in 1992 on kitchen and storage areas is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: Gypsum wallboard on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Wood doors in wood frames. All the interior doors and associated hardware are in fair condition.
- Recommendation: Doors need to be refinished.

Fittings

- Analysis: The bathroom fixtures are in poor condition.
- Recommendation: Replace all bathroom fixtures.

Stairs

Stair Construction

- Analysis: The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The units have vinyl wall covering on gypsum drywall with a ceramic tile wainscot in the bathrooms that are in fair condition.
- Recommendation: Replace vinyl wall covering.

Floor Finishes

- Analysis: The units have carpet that is in fair condition.
- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: The painted gypsum drywall ceilings are in fair condition.
- Recommendation: Repaint ceilings.

Conveying

Elevators and Lifts

- Analysis: There are no elevators.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The waste and supply lines are beyond their useful life.
- Recommendation: Replace waste and supply lines.

HVAC

Cooling Generating Systems

- Analysis: The facility has a 4 pipe system with Burnham boilers and exterior condenser with a chiller that is in fair condition.
- Recommendation: Remove and replace system.

Fire Protection

Sprinklers

- Analysis: No fire sprinklers exist.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building from the main service. Service is a Sieman's 800 amp main disconnect. This distribution panel provides power for lighting and receptacles. The electrical system is in poor condition.
- Recommendation: Remove and replace with 800 amp service along with all distribution wiring and receptacles.

Communications and Security

- Analysis: Fire annunciator in this facility is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas with sidewalks and parking lots with some erosion and settlement.
- Recommendation: Regrade/seed specific areas to allow for proper drainage.

Site Improvements

Parking Lots

- Analysis: Visitor parking consists of 63 stalls. Asphalt surface in fair condition.
- Recommendation: Remove and replace asphalt surface.

Site Electrical Utilities

Site Lighting

- Analysis: Parking lot lighted by means of pole lights that are in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. At this time most of these are located in building 45, and are not included in this building.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 45, and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet the size and configuration requirements, as the room sizes exceed the Army Lodging standards.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of the new construction costs.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	5.80%	\$69,421.47
Parking: AC Pavement Damaged or Failing		\$49,075.20
Poor Drainage: Landscape Areas		\$20,346.27
08 Doors & Windows	8.33%	\$99,739.39
Exterior Steel Door - Damaged or Failing		\$7,227.02
Scratched and marred		\$92,512.37
09 Finishes	55.07%	\$659,132.22
Carpet: Beyond Useful Life		\$453,316.62
Interior ceilings: Paint Failing		\$15,292.80
Vinyl Wall Covering: Beyond expected useful life		\$190,522.80
10 Specialties	0.21%	\$2,512.62
BR Accessories: Replace due to remodel		\$2,512.62
15 Mechanical	9.69%	\$115,939.91
Boiler: Damaged or failing		\$15,869.46
Condensing Unit: Damaged or failing		\$11,526.30
Domestic water system: Beyond expected useful life		\$59,833.86
Pipe, sewer or waste: Beyond expected useful life		\$28,710.29
16 Electrical	8.37%	\$100,132.20
Branch Circuits: Beyond Expected Useful Life		\$81,324.00
Main service: Beyond expected useful life		\$18,808.20
19 FF&E	12.53%	\$150,000.00
Hard and soft goods: Beyond expected useful life		\$150,000.00
Total Raw Cost	100.00%	\$1,196,878.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$6,582.83
Force Protection	9.00%	\$119,083.38
General Conditions	10.00%	\$119,687.80
Total Additional Hard Cost		\$245,354.01

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$144,223.20
SIOH Conus	6.50%	\$103,119.59
Design	10.00%	\$144,223.20
08 MYr Inflation Fct	9.93%	\$182,096.14
Total Soft Cost		\$573,662.13
Total Project		\$2,015,894.14

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	2.96%	\$69,422.40
Site Development		\$69,422.40
03 Concrete	2.03%	\$47,628.00
Stair Construction		\$47,628.00
07 Thermal & Moisture Protection	1.85%	\$43,370.69
Roof Construction		\$43,370.69
08 Doors & Windows	4.20%	\$98,553.24
Exterior Doors		\$14,563.80
Interior Doors		\$83,989.44
09 Finishes	29.50%	\$692,227.18
Ceiling Finishes		\$118,978.33
Floor Finishes		\$199,123.53
Partitions		\$157,896.43
Wall Finishes		\$216,228.90
10 Specialties	0.23%	\$5,373.05
Fittings		\$5,373.05
11 Equipment	0.20%	\$4,690.22
Other Equipment		\$4,690.22
13 Special Construction	6.59%	\$154,634.05
Communications & Security		\$69,611.01
Sprinklers		\$85,023.04
14 Conveying Systems	9.89%	\$231,984.00
Elevators and Lifts		\$231,984.00
15 Mechanical	21.33%	\$500,599.44
Cooling Generating Systems		\$205,493.76
Domestic Water Dist		\$108,864.00
Plumbing Fixtures		\$186,241.68
16 Electrical	9.30%	\$218,337.12
Electrical Service & Distribution		\$218,337.12
19 FF&E	11.93%	\$280,000.00
Interior FF&E allowance		\$280,000.00
Total Raw Cost	100.00%	\$2,346,819.40

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$12,907.51
Force Protection	9.00%	\$233,496.80
General Conditions	10.00%	\$234,681.94
Total Additional Hard Cost		\$481,086.24

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Contingency	10.00%	\$282,790.56
SIOH Conus	6.50%	\$202,195.25
Design	10.00%	\$282,790.56
08 MYr Inflation Fct	9.93%	\$357,051.23
Total Soft Cost		\$1,124,827.61
Total Project Cost for Renovation		\$3,952,733.25

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.04%	\$116,980.47
Parking Lots		\$50,889.60
Site Earthwork		\$66,090.87
03 Concrete	18.71%	\$719,870.05
Floor Construction		\$476,664.85
Slab on Grade		\$48,897.00
Stair Construction		\$47,628.00
Standard Foundations		\$146,680.20
04 Masonry	4.58%	\$176,193.84
Exterior Walls		\$176,193.84
07 Thermal & Moisture Protection	5.34%	\$205,414.85
Roof Construction		\$84,881.77
Roof Coverings		\$120,533.08
08 Doors & Windows	9.26%	\$356,411.88
Exterior Doors		\$14,563.80
Exterior Windows		\$259,200.00
Interior Doors		\$82,648.08
09 Finishes	13.75%	\$529,240.93
Ceiling Finishes		\$77,565.31
Floor Finishes		\$191,611.94
Partitions		\$148,820.40
Wall Finishes		\$111,243.28
10 Specialties	0.10%	\$3,660.66
Fittings		\$3,660.66
13 Special Construction	4.59%	\$176,602.96
Communications & Security		\$79,500.67
Sprinklers		\$97,102.29
14 Conveying Systems	6.03%	\$231,984.00
Elevators and Lifts		\$231,984.00
15 Mechanical	20.63%	\$793,886.40
Cooling Generating Systems		\$234,688.32
Domestic Water Dist		\$108,864.00
Plumbing Fixtures		\$450,334.08
16 Electrical	6.71%	\$258,158.34
Electrical Service & Distribution		\$255,787.74
Site Lighting		\$2,370.60
19 FF&E	7.28%	\$280,000.00
Interior FF&E allowance		\$280,000.00
Total Raw Cost	100.00%	\$3,848,404.38

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$21,166.22

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$384,840.44
Total Additional Hard Cost		\$406,006.66

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$212,720.55
SIOH Conus	6.50%	\$290,363.55
Design	10.00%	\$425,441.10
08 MYr Inflation Fct	9.93%	\$514,665.57
Total Soft Cost		\$1,443,190.78
Total Project Cost for Replacement		\$5,697,601.83

INSERT BUILDING 5309 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	4 station / 200 s.f.	4 station / 200 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	3 @ 64 s.f. each	3 @ 64 s.f. each	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	120	120	120	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f.
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.